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**Democratic Services Section
Legal and Civic Services Department
Belfast City Council
City Hall
Belfast
BT1 5GS**



**Belfast
City Council**

22nd June, 2021

SPECIAL REMOTE MEETING OF THE MEMBERS OF THE PLANNING COMMITTEE

Dear Alderman/Councillor,

The Members of the Planning Committee will meet remotely on Thursday, 24th June, 2021 at 1.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

AGENDA:

1. Routine Matters

- (a) Apologies
- (b) Declarations of Interest

2. Planning Applications

- (a) LA04/2020/1353/F - Erection of additional roof top plant, ventilation and ductwork (retrospective) at 12 - 30 Wellington Place and 42 - 46 Upper Queen Street (Pages 1 - 14)
- (b) LA04/2019/2653/F - Demolition of existing property and erection of a 9 storey building (overall height 37m) comprising a ground floor retail unit together with cycle parking and plant areas: and 8 floors of grade A office accommodation at Chancery House, 88 Victoria Street (Pages 15 - 30)

3. Miscellaneous Items

- (a) Casement Park - Section 76 Consultation (Pages 31 - 234)
- (b) Listing of Various Structures (Pages 235 - 252)
- (c) Planning Committee Training (Pages 253 - 256)

Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2020/1353/F	Date of Committee: Thursday 24 th June 2021
Proposal: Erection of additional roof top plant, ventilation and ductwork (retrospective) (amended description)	Location: 12 - 30 Wellington Place and 42 - 46 Upper Queen Street, Belfast, BT1 6FX
Referral Route: Councillor referral	
Recommendation:	Approve with conditions
Applicant Name and Address: Oakland (FRO) Ltd c/o Like Architects 3 Linenhall Street West Belfast BT2 8DY	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p><u>Addendum Report:</u></p> <p>This full application was previously listed for Planning Committee on 15th December 2020. The key issues were the impact on the setting of nearby Listed Buildings and the character and appearance of the Conservation Area. Both Historic Environment Division and Belfast City Council's Conservation Officer had concerns and the application was recommended for refusal. Committee deferred the application to allow for discussion/consideration of alternative options for the plant/plant screen. Several meetings have been held between the applicant/agent, architects, HED, Conservation Officer and the Planning Officers, and the overall design of the proposal has evolved from the initial proposal, with all viable options for the plant now having been considered.</p> <p>Members should read this Addendum Report in conjunction with the original full detailed planning report attached below.</p> <p>Summary:</p> <p>The discussions that have taken place aimed to achieve a proposal which would serve the purpose required for the applicant and the tenants of the building, while minimising any potential impact on the setting of nearby listed buildings and the Belfast City Centre Conservation Area.</p> <p>A summary of the amendments to the original proposal is provided below:</p> <p>To the right-hand side of the pediment (of the Listed Scottish Provident building facing Donegall Square West) the following changes are shown on amended plans:</p> <ul style="list-style-type: none"> • 3.1m high aluminium screen has been removed; • Air Handling Unit (AHU) has been lowered and moved 1.5m away from Donegall Sq East closer to the internal courtyard; • The high level (upper) duct from the AHU has been removed and repositioned lower at roof level, reducing the overall height; and • The ducts have been moved away from Donegall Sq East closer to the courtyard. <p>To the left hand side of the pediment (of the Listed Scottish Provident building facing Donegal Square West) the following changes are shown:</p>	

- The high level (upper) duct from the second AHU, adjacent to Wellington Street has been removed and repositioned and now runs behind the AHU rather than in front.

HED has been heavily involved in discussions with the agent and have played a major part in informing the amendments set out above. HED's main concern was the impact of the proposals on the setting of the Listed Scottish Provident Building. HED has advised that they are content with the proposals to remove the intrusive screen to the rooftop and also the proposed relocation of ductwork and a moveable / collapsible edge protection system. HED's final response has indicated that the proposal to remove the upper duct of the plant located to the left hand side of the Scottish Provident Building pediment is also welcomed.

The agent has provided additional information to HED including an image and CGI showing the mitigated impact of the removal of the upper duct on the Scottish Provident Building. HED has confirmed that they accept that the removal of the upper duct will reduce the visual clutter of the roofscape of the application site, lessening the visual impact of the new roof on the backdrop of the Scottish Provident Building. Following on-site discussions with the agent, HED notes that relocation of the AHU plant cannot be accommodated due to the complexities of the duct sizes, layout and existing service risers within the building. In conclusion, HED recognises that the overall impact of the plant has been substantially softened and therefore the proposal has been greatly improved. HED understands that extensive options have been explored and exhausted and this is the best realistic option considering the retrospective nature of the application.

Following on from the submission of the latest amendments, the Council's Conservation Officer also provided an updated response. The Conservation Officer has welcomed that the plant/screen has been reduced to limit the impact on the historic buildings roof line, and commented that the plant/screen to the right hand side of the pediment has been greatly reduced to the point where it would be barely visible when viewed from within the grounds to the front of the City Hall and Donegal Square East.

However, the Conservation Officer goes on to comment that the plant (AHU and its associated ducting) to the left hand side of the pediment remains prominently visible and would in their opinion, negatively impact on the setting of the Scottish Provident Building when viewed from Donegal Square East and within the grounds to the front of the City Hall. The Conservation Officer concludes that there would be an unavoidable negative impact, no matter how minimal as a result of the proposals but goes on to say that it has been recognised that the proposal has evolved positively from what exists and that all viable options have been explored to mitigate against the visual impact of the plant (including the AHU). The Conservation Officer notes that justification has been provided for the AHU remaining in its current location and appreciates the efforts made in producing a solution to what would be considered as a betterment to what currently exists.

The agent has advised that PWC are due to take up occupation of the building on 19th July 2021, and not having the issues with the roof plant resolved prior to this date would have significant negative impact on the occupation of the building. The agent advises that Air Handling Unit 1 (AHU 1) provides ventilation and extract, serves approximately 25% of the building – just over 50,000 sq ft from the first to the ninth floor.

It was also noted that there is little or no room to move the plant in a practical or operational sense and an added complication is that a crane cannot now reach the unit and it would have to be manually jacked and skidded over the roof, which provides a significant health and safety risk, and such works would take 4-5 weeks to complete and this part of the building would need to be closed down to facilitate the works.

In considering all the information now available to the Planning Service, together with the updated responses from both HED and BCC Conservation, Planning Officers consider the

proposal, on balance, to be acceptable. It represents a significant improvement to what currently exists on the roof top of the building. It is recognised that all realistic options have been exhausted in reducing the overall scale, bulk and visibility of the plant from important viewpoints, and the latest proposals will have a much reduced impact on the setting of the nearby listed building, and the character of the Conservation Area.

Having regard to the advice from HED, whilst it is considered that the proposal is not fully compliant with Policy BH11 of PPS 6, it is considered that all practicable options have been considered and that the setting of the Listed Scottish Provident building would not be unacceptably harmed or compromised. Whilst the proposal would fail to preserve or enhance the character or appearance of the Conservation Area contrary to Policy BH12, the impact would not be significant. These policy tests must be considered in the round having regard to the economic considerations associated with occupation of the office building for which the proposed plant would serve and the practicalities of servicing this building. In this context, the proposal is also considered acceptable having regard to Section 104 of the Planning Act (Northern Ireland) 2011 which requires the Planning Authority to have special regard to the desirability of:

- (a) preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise; and
- (b) enhancing the character or appearance of that area in cases where an opportunity to do so does arise.

Recommendation

The application is recommended for approval subject to conditions including a time bound condition to remedy the current situation on site. There will be a requirement to complete the works in accordance with the approved plans within six months of the date of the permission.

It is requested that the Chief Executive, or her nominated officer, uses her delegated authority to finalise the wording of conditions.

Committee Application

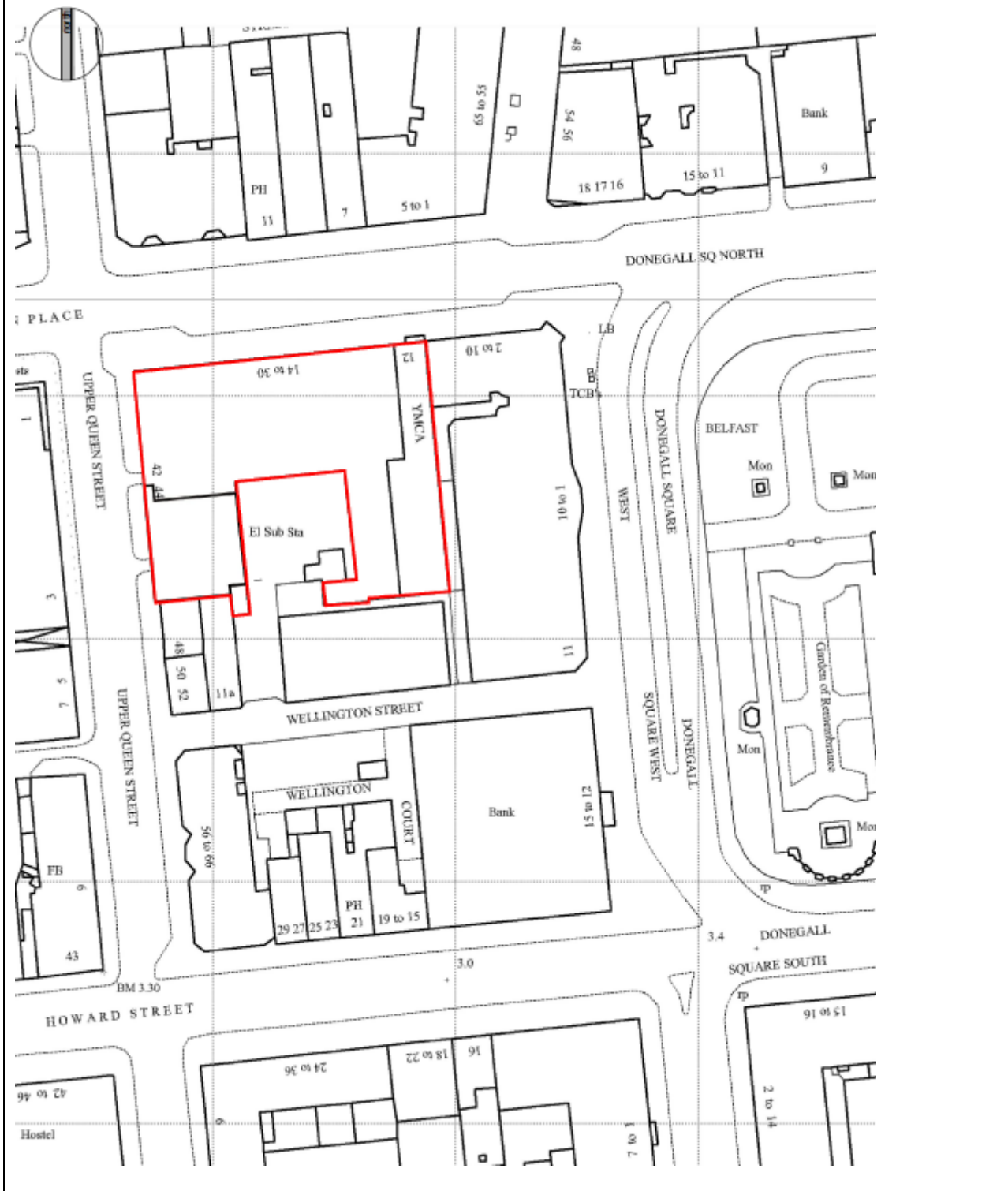
Development Management Report	
Application ID: LA04/2020/1353/F	Date of Committee: 15 th December 2020
Proposal: Erection of additional roof top plant, ventilation and ductwork and erection of louvered aluminium screen along eastern elevation (retrospective).	Location: 12 - 30 Wellington Place and 42 - 46 Upper Queen Street, Belfast, BT1 6FX
Referral Route: Request for referral to the Planning Committee under Section 3.8.1 of the Scheme of Delegation. Requested by Cllr Donal Lyons by reason of design, appearance and materials.	
Recommendation:	Refusal
Applicant Name and Address: Oakland (FRO) Ltd c/o Like Architects 3 Linenhall Street West Belfast BT2 8DY	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
Executive Summary: <p>Planning Permission is sought for the erection of additional roof plant, ventilation and ductwork as well as the erection of a louvered aluminium screen along the eastern elevation. The application is retrospective, as the works have already been completed.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> • The impact on amenity, including visual amenity • The impact on the setting of the Listed Buildings • The impact on the character and appearance of the Conservation Area <p>The application site lies within the development limits for Belfast. The site is located within Belfast City Centre Conservation Area, and within close proximity to a number of listed buildings, including the Scottish Provident Building and the City Hall.</p> <p>Overall, the proposal would have a detrimental impact on the setting of the most prominent view of these important listed buildings, due to its unsightly and alien/non-historic form. It is considered the screens will result in a negative impact on the setting of City Hall when viewed within its gardens and from Donegal Square. The screens are also considered to be incongruous and contextually inappropriate to the backdrop/skyline of the Scottish Provident Building.</p> <p>The application has been neighbour notified and advertised in the local press, no third party comments have been received. Historic Environment Division and the Belfast City Council Conservation Team have been consulted, and both consultees are unable to support the proposal. Environmental Health have also been consulted as part of the application process and have no concerns.</p> <p>The proposal has been assessed against and is considered to be contrary to the SPPS, BUAP, Draft BMAP, PPS6 and Section 104 of the Planning Act 2011. Having regard to the policy context and other material considerations, the proposal is considered unacceptable and planning permission is recommended for refusal.</p>	

Recommendation

The application is recommended for refusal. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of refusal reasons subject to no new substantive planning issues being raised by third parties.

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	Description of Proposed Development The planning application is seeking permission for the erection of additional roof top plant, ventilation and ductwork and the erection of louvered aluminium screen along the eastern elevation. The application is retrospective.
2.0	Description of Site and Area The application relates to 12-30 Wellington Place and 42-46 Upper Queen Street. The building has been redevelopment and is nearing completion following on from previous permissions granted. The ground floor units of the building are currently occupied by a number of retail and restaurant uses while the upper floors will be Grade A office space. The site is adjacent to the Scottish Provident Building which is a grade A listed building, and also falls within Belfast City Centre Conservation Area.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History LA04/2019/2610/F - Internal reconfiguration (retrospective); erection of external goods lift; one floor extension to existing external stairwell to facilitate access to roof; proposed service yard works for erection of single storey security office, store, bin storage area; and reconfiguration of car parking. (amended plans) (Under Consideration) LA04/2016/2045/F - Alterations to ground floor lobby of Oyster House, extension and alteration to floors one to seven to rear of Oyster House and Royston House (comprising 2115 square metres of new office floor space) and alterations to elevations on Upper Queen Street and Wellington Place (excluding shop fronts to existing occupied ground floor retail units and restaurants) (Permission Granted) LA04/2017/2333/F - Extension to Oyster and Royston House comprising two additional floors of office accommodation (floors 8 and 9), reconfiguration of lift core (on nine floors) at courtyard to rear, modifications to courtyard elevations, removal of existing facades on Wellington Place and Upper Queen Street and replacement with glass and steel façade (Permission Granted) LA04/2017/0461/F - Extensions / Alterations to Oyster House and Royston House comprising of extensions to the 7th floor and 1 additional floor above for offices, an 9 storey lift core extension within the courtyard, creation of roof terrace, alterations to existing elevations and reconfiguration of ground floor to form to 2 new retail units and new entrance lobby on Wellington Place (Permission Granted)
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	(Draft) Belfast Metropolitan Area Plan (BMAP) 2015 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 both versions of the Draft BMAP 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.
	Draft BMAP 2004

	4.2.1	Policy SETT2 Development with the Metropolitan Development Limit and Settlement Development Limits
		Draft BMAP 2015 (purported to be adopted)
	4.2.2	Policy SETT 2 Development within the Metropolitan Development Limits and Settlement Development Limits.
4.3		Regional Development Strategy 2035
4.4		Strategic Planning Policy Statement 2015
4.5		Planning Policy Statement 6: Planning Archaeology and the Built Heritage
5.0		Statutory Consultees Responses
5.1		Historic Environment Division – unable to support application
6.0		Non-Statutory Consultees Responses
6.1		Belfast City Council Conservation Team – unable to support application
6.2		Belfast City Council Environmental Health – no objection
7.0		Representations
7.1		The application was neighbour notified on the 5 th August 2020. It was advertised in the local press on the 31 st July 2020. The consultation period expired on 19 th August 2020. No representations have been received to date. If any representations are received they will be reported as an update to committee.
8.0		Other Material Considerations
8.1		Belfast City Centre Conservation Area Design Guide Section 104 of the Planning Act (Northern Ireland) 2011
9.0		Assessment
9.1		The proposal is considered to be in compliance with the development plan.
9.2		The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> • The impact on amenity, including visual • The impact on the setting of Listed Buildings • The impact on the character and appearance of the Conservation Area
9.3		A significant factor to be considered as part of the planning application is the visual impact caused by the proposal from various viewpoints, as well as the impact it may have on the setting of listed buildings, in particular Scottish Provident Building which is Grade A listed. Given the close proximity to the listed building, Historic Environment Division were consulted as part of the application process.
9.4		HED Historic Buildings considers the proposal fails to satisfy SPPS 6.12 of the Strategic Planning Policy Statement for Northern Ireland (SPPS): Planning for Sustainable Development 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. While HED were content in principle with the previous application LA04/2017/2333/F, it considers the rooftop arrangement in the new application is considerably more imposing. HED are concerned as the height of the rooftop plant screening required to cover the plant and equipment, due to the massing and height of the plant and equipment, detrimentally impacts on the character of the listed building. Although retrospective, HED requests the plant, equipment and rooftop plant screening be reconsidered so that it is reduced significantly in height, or is located on an alternative, less visible, area of the roof.

9.5	As the site falls within Belfast City Centre Conservation Area, the Conservation Team were also consulted as part of the application process. Policy BH 12- New Development in a Conservation Area (PPS 6 (para 7.8)) states that alterations will only be acceptable where they are sensitive to the existing building, in keeping with the character and appearance of the area etc. Very careful consideration will be required for alterations affecting the roof of a property as these may be particularly detrimental to the character and appearance of a conservation area. The Conservation Officer commented that it is important to recognise that Wellington Place/ Donegal Square North forms part of the Civic Axis in recognition of its prominence as a civic path in the mental image of the city, as the view denotes a sense of arrival into the historic core of the city – enhancing its importance and its contribution to the reading of the area as one of the city's legible districts – the historic Victorian, Edwardian era commercial core. The Conservation Officer stated that City Hall (and its gardens) along with the Scottish Provident Building forms one of the most pleasing historic vista's in the city.
9.6	The Conservation Team considered, as the application is retrospective, and the screens have already been installed, it is clear that they have a detrimental impact on the setting of this most prominent view due to their unsightly and alien/non-historic form. Any proposals for development which by its character or location may have an adverse effect on the setting of listed buildings will require very careful consideration by the council. Development proposals some distance from the site of a listed building can sometimes have an adverse effect on its setting e.g. where it would affect views of an historic skyline. It is considered the screens by way of form negatively impact on the setting of City Hall when viewed within its gardens and Donegal Square North. The screens are also considered to be incongruous and contextually inappropriate to the backdrop/skyline of the Scottish Provident Building.
9.7	In response to the concerns raised by HED and the Conservation Team, the agent submitted a supporting statement detailing a contextual analysis and the need for the development, however, upon further review of the information, HED confirmed they retain their stance that the proposal in its current form is contrary to the requirements of SPPS 6.12 and Policy BH11 PPS6. The Conservation Team also confirmed, informally, that they have no further comment on the application as their concerns have not been addressed. No further amendments or additional information has been submitted by the agent.
9.8	Given the nature of the proposals, Environmental Health were also consulted on the application to consider any impacts in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations. Having considered the proposals, as well as a Noise Impact Assessment submitted by the agent, Environmental Health confirmed they had no concerns subject to conditions.
9.9	In conclusion, the proposed additional roof top plant, ventilation and ductwork and the erection of louvered aluminium screen along eastern elevation (retrospective) is not considered to be acceptable as there would be a significant impact on visual amenity, and the setting of the listed building. The proposal would be an incongruous addition of an inappropriate and imposing scale to the roof of the application site which would be viewed from various prominent viewpoints, contrary to Policy BH11 and BH12 of PPS6: Planning, Archaeology & Built Heritage, the SPPS and Section 104 of the Planning Act 2011.
10.0	Summary of Recommendation: Refusal
11.0	Reasons for Refusal: 1. The proposal is contrary to Planning Policy Statement 6, Planning, Archaeology & Built Heritage, Policy BH11 and BH12 and paragraphs 6.12,

	<p>6.18 and 6.19 of the Strategic Planning Policy Statement for Northern Ireland, in that it would, if permitted, be detrimental to the visual amenity and setting of the Grade A Listed Building and the character and appearance of the Belfast City Centre Conservation Area by reason of its size, scale and prominent location, resulting in an incongruous addition to the rooftop of the building.</p> <p>Informatives</p> <ol style="list-style-type: none"> 1. The drawing's associated with this planning application were submitted to the Authority and published to the Planning Portal NI on: 22/07/2020, drawing no. 01, 02, 03, 04, 05 and 06.
<p>Notification to Department (if relevant): N/A</p>	
<p>Representations from Elected members: Councillor Lyons requested updates and that the application be presented to Planning Committee</p>	

<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Donegall Square West,Belfast,Antrim,BT1 6JA</p> <p>The Owner/Occupier, 1-3 ,Wellington Place,Belfast,Antrim,BT1 6GA</p> <p>The Owner/Occupier, 10 Donegall Square West,Belfast,Antrim,BT1 6JH</p> <p>The Owner/Occupier, 11 Donegall Square West,Belfast,Antrim,BT1 6JH</p> <p>The Owner/Occupier, 11 Donegall Square West,Belfast,Antrim,BT1 6JH</p> <p>The Owner/Occupier, 11a ,Wellington Street,Belfast,Antrim,BT1 6HT</p> <p>The Owner/Occupier, 13 Wellington Place,Belfast,Antrim,BT1 6GB</p> <p>The Owner/Occupier, 15 Wellington Place,Belfast,Antrim,BT1 6GB</p> <p>The Owner/Occupier, 17 Wellington Place,Belfast,Antrim,BT1 6GB</p> <p>The Owner/Occupier, 19 Wellington Place,Belfast,Antrim,BT1 6GB</p> <p>The Owner/Occupier, 1st Floor,2-4 Wellington Buildings,Wellington Street,Belfast,Antrim,BT1 6HT</p> <p>The Owner/Occupier, 1st Floor,2-4 Wellington Buildings,Wellington Street,Belfast,Antrim,BT1 6HT</p> <p>The Owner/Occupier,</p>
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1st Floor,25-27 Lesley House,Wellington Place,Belfast,Antrim,BT1 6GD
The Owner/Occupier,
2 Donegall Square West,Belfast,Antrim,BT1 6JA
The Owner/Occupier,
2,Wellington Buildings,1 Wellington Street,Belfast,Antrim,
The Owner/Occupier,
25-27 ,Wellington Place,Belfast,Antrim,BT1 6GD
The Owner/Occupier,
25-27 Lesley House,Wellington Place,Belfast,Antrim,BT1 6GD
The Owner/Occupier,
2nd Floor,11 Wellington Place,Belfast,Antrim,BT1 6GB
The Owner/Occupier,
2nd Floor,2-4 Wellington Buildings,Wellington Street,Belfast,Antrim,BT1 6HT
The Owner/Occupier,
2nd Floor,Fisherwick Building,9 Upper Queen Street,Belfast,Antrim,BT1 6FB
The Owner/Occupier,
3 Donegall Square West,Belfast,Antrim,BT1 6JA
The Owner/Occupier,
34 Wellington Place,Belfast,Antrim,BT1 6GF
The Owner/Occupier,
38 Wellington Place,Belfast,Antrim,BT1 6GF
The Owner/Occupier,
4 Donegall Square West,Belfast,Antrim,BT1 6JA
The Owner/Occupier,
4 Wellington Place,Belfast,Antrim,BT1 6GE
The Owner/Occupier,
48 Upper Queen Street,Belfast,Antrim,BT1 6FD
The Owner/Occupier,
4th 5th 7th Floor,5-7 Eagle Star House,Upper Queen Street,Belfast,Antrim,BT1 6FS
The Owner/Occupier,
5 Wellington Place,Belfast,Antrim,BT1 6GA
The Owner/Occupier,
5-6 ,Donegall Square West,Belfast,Antrim,BT1 6JA
The Owner/Occupier,
52-54 ,Upper Queen Street,Belfast,Antrim,BT1 6FD
The Owner/Occupier,
6 Wellington Place,Belfast,Antrim,BT1 6GE
The Owner/Occupier,
6th Floor Office,5-7 Eagle Star House,Upper Queen Street,Belfast,Antrim,BT1 6FS
The Owner/Occupier,
8 Wellington Place,Belfast,Antrim,BT1 6GE
The Owner/Occupier,
9 Donegall Square West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
9 Donegall Square West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
9 Upper Queen Street,Belfast,Antrim,BT1 6FB
The Owner/Occupier,
First Floor (Office 103),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH

The Owner/Occupier,
First Floor (Office 104), Scottish Provident Building, 7 Donegall Square
West, Belfast, Antrim, BT1 6JH

The Owner/Occupier,
First Floor (Office 106), Scottish Provident Building, 7 Donegall Square
West, Belfast, Antrim, BT1 6JH

The Owner/Occupier,
First Floor (Office 110), Scottish Provident Building, 7 Donegall Square
West, Belfast, Antrim, BT1 6JH

The Owner/Occupier,
First Floor (Office 111), Scottish Provident Building, 7 Donegall Square
West, Belfast, Antrim, BT1 6JH

The Owner/Occupier,
First Floor (Office 113), Scottish Provident Building, 7 Donegall Square
West, Belfast, Antrim, BT1 6JH

The Owner/Occupier,
First Floor (Office 114), Scottish Provident Building, 7 Donegall Square
West, Belfast, Antrim, BT1 6JH

The Owner/Occupier,
First Floor (Office 115), Scottish Provident Building, 7 Donegall Square
West, Belfast, Antrim, BT1 6JH

The Owner/Occupier,
First Floor (Office 116), Scottish Provident Building, 7 Donegall Square
West, Belfast, Antrim, BT1 6JH

The Owner/Occupier,
First Floor (Office 117), Scottish Provident Building, 7 Donegall Square
West, Belfast, Antrim, BT1 6JH

The Owner/Occupier,
First Floor (Office 118), Scottish Provident Building, 7 Donegall Square
West, Belfast, Antrim, BT1 6JH

The Owner/Occupier,
First Floor (Office 119), Scottish Provident Building, 7 Donegall Square
West, Belfast, Antrim, BT1 6JH

The Owner/Occupier,
First Floor (Office 120), Scottish Provident Building, 7 Donegall Square
West, Belfast, Antrim, BT1 6JH

The Owner/Occupier,
First Floor (Office 121), Scottish Provident Building, 7 Donegall Square
West, Belfast, Antrim, BT1 6JH

The Owner/Occupier,
First Floor (Office 122), Scottish Provident Building, 7 Donegall Square
West, Belfast, Antrim, BT1 6JH

The Owner/Occupier,
First Floor (Office 123), Scottish Provident Building, 7 Donegall Square
West, Belfast, Antrim, BT1 6JH

The Owner/Occupier,
First Floor (Office 124), Scottish Provident Building, 7 Donegall Square
West, Belfast, Antrim, BT1 6JH

The Owner/Occupier,

First Floor (Office 125),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 126),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 127),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 128),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office 130),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
First Floor (Office101),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
Fisherwick Building,9 Upper Queen Street,Belfast,Antrim,BT1 6FB
The Owner/Occupier,
Fourth Floor (Offices 413-432),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
Ground Floor,11 Wellington Place,Belfast,Antrim,BT1 6GB
The Owner/Occupier,
Ground Floor,5-7 Eagle Star House,Upper Queen Street,Belfast,Antrim,BT1 6QD
The Owner/Occupier,
Ground Floor,Royston House,34 Upper Queen Street,Belfast,Antrim,BT1 6FD
The Owner/Occupier,
Jefferson House,42 Queen Street,Belfast,Antrim,BT1 6HL
The Owner/Occupier,
Lesley House,25 Wellington Place,Belfast,Antrim,BT1 6GD
The Owner/Occupier,
Office 1 6th Floor,Royston House,34 Upper Queen Street,Belfast,Antrim,BT1 6FD
The Owner/Occupier,
Office 2 6th Floor,Royston House,34 Upper Queen Street,Belfast,Antrim,BT1 6FD
The Owner/Occupier,
Office 2nd Floor,Royston House,34 Upper Queen Street,Belfast,Antrim,BT1 6FD
The Owner/Occupier,
Offices 1st 2nd & 7th Floor,Royston House,34 Upper Queen Street,Belfast,Antrim,BT1 6FD
The Owner/Occupier,
Offices 1st Floor Unit 2,1-3 Capital House,Upper Queen Street,Belfast,Antrim,BT1 6FB
The Owner/Occupier,
Offices 1st-3rd Floor,19 Wellington Place,Belfast,Antrim,BT1 6GB
The Owner/Occupier,
Offices 2nd Floor Unit 1,1-3 Capital House,Upper Queen Street,Belfast,Antrim,BT1 6PU
The Owner/Occupier,
Offices 2nd Floor Unit 2,1-3 Capital House,Upper Queen Street,Belfast,Antrim,BT1 6FB
The Owner/Occupier,
Offices 3rd & 4th Floor,Royston House,34 Upper Queen Street,Belfast,Antrim,BT1 6FX

The Owner/Occupier,
Offices 5th Floor,1-3 Capital House,Upper Queen Street,Belfast,Antrim,BT1 6PU
The Owner/Occupier,
Offices 6th Floor,1-3 Capital House,Upper Queen Street,Belfast,Antrim,BT1 6FB
The Owner/Occupier,
Royston House,34 Upper Queen Street,Belfast,Antrim,BT1 6FA
The Owner/Occupier,
Royston House,34 Upper Queen Street,Belfast,Antrim,BT1 6FD
The Owner/Occupier,
Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JF
The Owner/Occupier,
Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
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The Owner/Occupier,
Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
Scottish Provident Building,7 Donegall Square West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
Second Floor (Office 202 A),Scottish Provident Building,7 Donegall Square
West,Belfast,Antrim,BT1 6JH
The Owner/Occupier,
Unit 10,46 Upper Queen Street,Belfast,Antrim,BT1 6FD
The Owner/Occupier,
Unit 2,2-4 Wellington Buildings,Wellington Street,Belfast,Antrim,BT1 6HT
The Owner/Occupier,
Unit 4 Office 3rd Floor,1-3 Capital House,Upper Queen Street,Belfast,Antrim,BT1 6FB
The Owner/Occupier,
Unit 5,2-4 Wellington Buildings,Wellington Street,Belfast,Antrim,BT1 6HT
The Owner/Occupier
Unit 6,Ferguson/Royston House,Wellington Place,Belfast,Antrim,BT1 6GE

ADDENDUM REPORT 2 (JUNE 2021)	
Development Management Officer	
Committee Meeting Date: 24 June 2021	Item Number:
Application ID: LA04/2019/2653/F	
Proposal: Demolition of existing property and erection of a 9 storey building (overall height 37m) comprising a ground floor retail unit together with cycle parking and plant areas: and 8 floors of grade A office accommodation. (amended plans & updated technical information)	Location: Chancery House 88 Victoria Street Belfast BT1 3GN
Referral Route: Recommendation to approve contrary to advice from a statutory consultee	
Recommendation:	
Applicant Name and Address: Chancery House Investments Limited 14 Coolshinney Road Magherafelt BT45 5JF	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast

1.0	Background
1.1	This application was due to be considered by the Planning Committee in April 2021. However, the Committee deferred the application because Members had been unable to access all the relevant documents through the Planning Portal. The application was then scheduled to be considered by the Committee in May 2021, however, it was withdrawn from the agenda in the light of further information from the applicant.
1.2	This Addendum Report 2 should be read in conjunction with Addendum Report 1 to the May Planning Committee and the report to the April Planning Committee, appended.
2.0	Recommendation
2.1	It is recommended that the Chief Executive, or her nominated officer, uses her delegated authority to resolve that she is minded to grant planning permission.

ADDENDUM REPORT 1 (MAY 2021)	
Development Management Officer	
Committee Meeting Date: 20 May 2021	Item Number:
Application ID: LA04/2019/2653/F	
Proposal: Demolition of existing property and erection of a 9 storey building (overall height 37m) comprising a ground floor retail unit together with cycle parking and plant areas: and 8 floors of grade A office accommodation. (amended plans & updated technical information)	Location: Chancery House 88 Victoria Street Belfast BT1 3GN
Referral Route: Recommendation to approve contrary to advice from a statutory consultee	
Recommendation:	
Applicant Name and Address: Chancery House Investments Limited 14 Coolshinney Road Magherafelt BT45 5JF	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast

1.0	Background
1.1	This application was due to be considered by the Planning Committee in April 2021. However, the Committee deferred the application because Members had been unable to access all the relevant documents through the Planning Portal.
1.2	This addendum report should be read in conjunction with the report to the April Planning Committee, attached.
2.0	Recommendation
2.1	It is recommended that the Chief Executive, or her nominated officer, uses her delegated authority to grant conditional planning permission and to finalise the wording of conditions.

Development Management Officer Report (April 2021) Committee Application

Summary	
Committee Meeting Date: 20 April 2021	Item Number:
Application ID: LA04/2019/2653/F	
Proposal: Demolition of existing property and erection of a 9 storey building (overall height 37m) comprising a ground floor retail unit together with cycle parking and plant areas: and 8 floors of grade A office accommodation. (amended plans & updated technical information)	Location: Chancery House 88 Victoria Street Belfast BT1 3GN
Referral Route: Recommendation to approve contrary to advice from a statutory consultee	
Recommendation:	
Applicant Name and Address: Chancery House Investments Limited 14 Coolshinney Road Magherafelt BT45 5JF	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast
<p>Executive Summary:</p> <p><u>Background</u></p> <p>The application seeks full planning permission for the demolition of the existing building and construction of new 9 storey (37m tall) building comprising of ground floor retail and 8 floors of office space. The existing building has since been demolished under the terms of a previous planning permission. The application follows Pre-Application Discussions with officers.</p> <p>The application was received in November 2019. Amended plans and further supporting documentation were submitted in January and March 2020. A technical note on servicing arrangements was submitted in March 2020.</p> <p><u>Assessment</u></p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> The principle of office and retail uses in this location Demolition of the existing building Impact on the character and appearance of the area and ATC Impact upon the setting of nearby listed buildings Impact on amenity Water infrastructure and flood risk Access and parking <p>There are also additional confidential issues to consider which are set out in the Appendix to this report. The site is located within the development limits for the city as designated within the BUAP, dBMAP 2004 and 2015 and is within the proposed (i.e. draft) Victoria & Oxford Street Area of Townscape Character (ATC).</p>	

The site already benefits from an extant planning permission for the erection of a seven storey office building (Z/2011/0380/F) with retail use on ground floor and offices above. The principle of retail and office development has already been established and is in any event acceptable within this city centre location. The proposal would support jobs and contribute to the economy.

The demolition of the existing building has been assessed having regard to Policy ATC 1 of addendum to PPS 6. It is considered that the original building makes no material contribution to the distinctive character and appearance of the ATC. In any event it has since been demolished under the terms of a previous planning permission

In terms of relationship with neighbouring buildings, it is considered that the impacts on outlook and natural light would not be significantly greater than those arising from the extant permission.

DfC Historic Environment Division (HED) has advised that the scale and design of the proposal has the potential to adversely impact on the setting of listed buildings in proximity to site. However, officers consider that the scale and design of the building to be appropriate to its context, which includes several substantial buildings in the area, and that the setting of listed buildings would not be harmed.

The proposed development has been assessed against the following policies: Strategic Planning Policy for Northern Ireland; Planning Policy Statement 3: Access, Movement and Parking; Planning Policy Statement 4: Planning and Economic Development; Planning Policy Statement 6: Planning, Archaeology and the Built Heritage and Addendum, Areas of Townscape Character; Planning Policy Statement 15 Planning and Flood Risk.

The Council has received objections to the application from third parties. Concerns include excessive scale of the building, adverse impact on surrounding buildings and site access. The issues raised are set out and addressed in the main report.

Having regard to the development plan, relevant planning policies and other material considerations, it is considered that the proposal should be approved subject to conditions.

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

Case Officer Report

Site Location Plan



VU.CITY IMAGES AND CGI'S



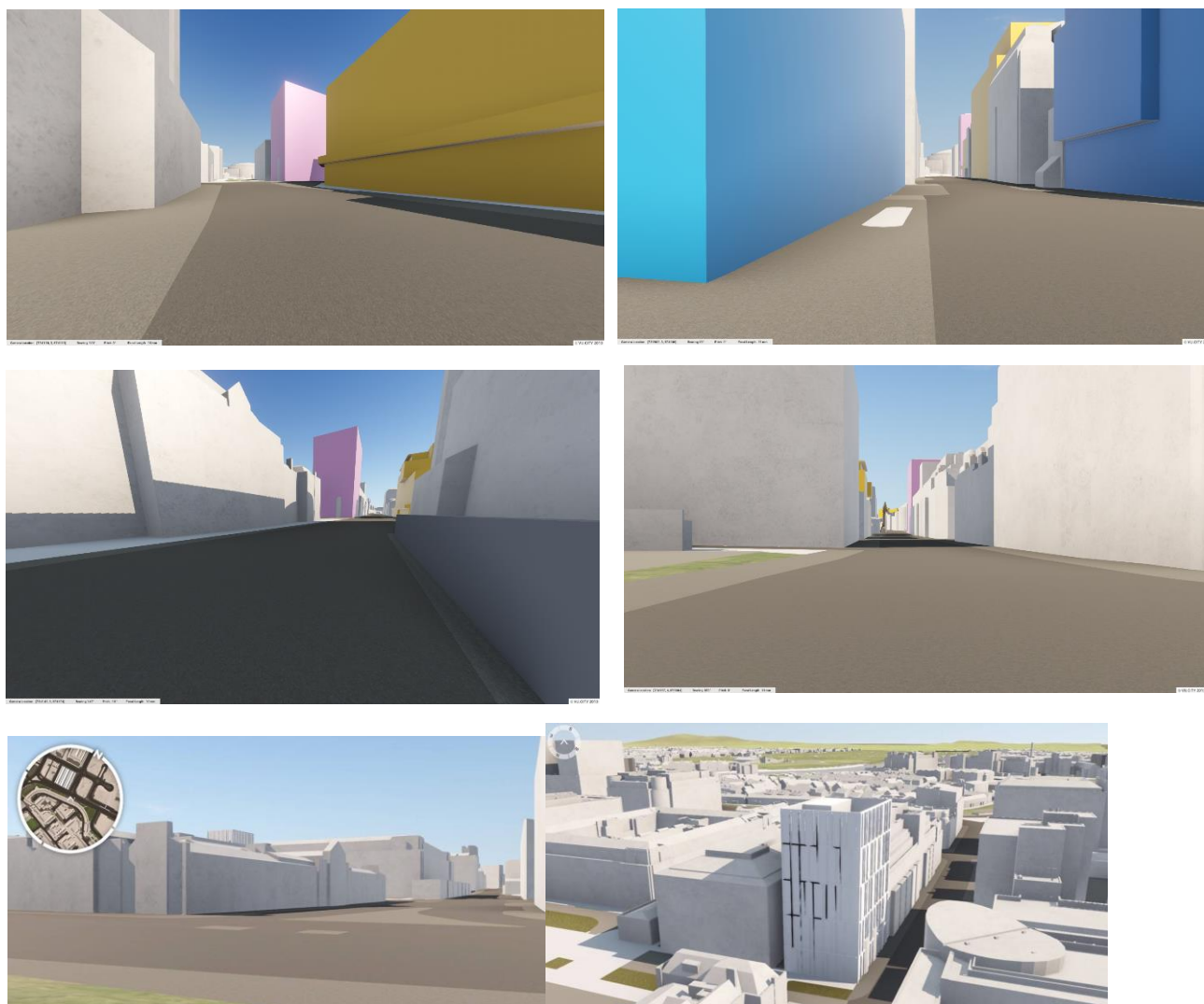
Above: View southwards on Victoria Street



Above: View from Oxford Street

Below: View from Victoria Street





Views along Victoria Street both ways: proposal purple / approved yellow / under construction blue

1.0	Description of Proposed Development
1.1	The proposal is for the demolition of the original building and erection of a 9 storey building (overall height 37m) comprising a ground floor retail unit together with cycle parking and plant areas, and 8 floors of Grade A office accommodation. The existing building has subsequently been demolished under the terms of a previous planning permission.
1.2	The application follows Pre-Application Discussions with officers.
2.0	Description of Site.
2.1	The site occupies a corner plot at the junction of Victoria Street and Chichester Street and previously contained a non-descriptive three storey office building of late 20 th Century origin finished in red facing brick and designed with peak parapet walls.
2.2	The adjacent building, to the east, is the Bar Library. Beyond this is the Crown Solicitors building and Royal Courts of Justice (RCJ). The Law Society is located to the south. Opposite the site, to the west and other side of Victoria Street, is Centre House, a large retail and office building and in close proximity is Victoria Centre retail and leisure complex. To the north of the site is the Old Town Hall building which is separated from the site by a mainly pedestrian precinct. To the south is the Law Society building.

2.3	The surrounding character is defined by commercial office and retail uses. The Victoria Street / Chichester Street road junction is a dominating feature of the area. Lower Chichester is pedestrianised with limited vehicular access.
2.2	<p>The following Listed Buildings are close or in proximity to the site:</p> <ul style="list-style-type: none"> • Old Town Hall (Grade B1) • Royal Courts of Justice (Grade A) • Nos. 161 – 163 Victoria Street and No. 2 Gloucester Street (Grade B1) • Former Northern Bank 108 – 110 Victoria Street (Grade B2) • Albert Clock Queen's Square (Grade A)
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Planning History</p> <p>Z/2011/0380/F – Demolition of existing building and construction of new building: ground floor retail and 1st-6th floor office permission, granted 14th August 2015. The original building was demolished prior to 13th August 2020, which means that development has commenced and the permission is extant in perpetuity.</p>
4.0	Policy Framework
4.1	<p>Belfast Urban Area Plan (BUAP) 2001</p> <p>Draft Belfast Metropolitan Plan 2015 (published 2004) (dBMAP 2004)</p> <p>Draft Belfast Metropolitan Area Plan 2015 (published 2014) (dBMAP 2015)</p> <p>Developer Contribution Framework (2020)</p>
4.2	<p>Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Planning Policy Statement 3 (PPS 3) – Access, Movement and Parking</p> <p>Planning Policy Statement 4 (PPS 4) - Planning and Economic Development</p> <p>Planning Policy Statement 6 (PPS 6) – Planning Archaeology & the Built Heritage</p> <p>Addendum to PPS 6 Areas of Townscape Character (PPS 6 Addendum)</p>
5.0	Statutory Consultee Responses
	<p>DfI Roads (DfI) – no objection</p> <p>NI Water (NIW) – no objection</p> <p>Historic Environment Division (HED) – objection (see assessment below)</p> <p>Rivers Agency – no objection</p> <p>NI Environment Agency (NIEA) – no objection</p>
6.0	Non Statutory Consultees Responses
	<p>BCC Environmental Health Service (EHS) – no objection</p> <p>BCC Urban Design Officer (UDO) – no objection</p> <p>BCC Conservation Area Officer (CAO) – objection (see assessment below)</p>
7.0	Representations
7.1	<p><u>The Bar Library Services</u></p> <p>Objects to the scale/height of proposal and the potential impacts on neighbouring buildings, both listed and non-listed buildings. Concern with respect to loss of light/privacy and proposed glazing on party boundary wall</p>
7.2	<p><u>The Law Society of Northern Ireland</u></p> <p>Objects on heritage grounds. A report has been provided by Stelfox Conservation Consultants on behalf of the Law Society. The objection indicates that the proposal is in breach of planning policies for ATCs, concerns regarding excessive size and height and</p>

	that the proposal would have an adverse impact on surrounding buildings. The report sets out the background to the historic context to the surrounding area. It refers to relevant planning policies set out in PPS 6 and that the proposal fails to satisfy policy. The report also refers to the draft designation of the Victoria Street/Oxford Street ATC and adverse impact of the proposal on the ATC. It also assesses the potential impacts the proposal will have on the surrounding area and neighbouring listed buildings. The Law Society also has concerns about the impact of construction traffic and service deliveries on objectors' properties. Impact of construction works on surrounding buildings.
7.3	<p><u>Northern Ireland Courts & Tribunal Service</u></p> <p>Concerned that the proposal is in breach of planning policies for ATCs; excessive size and height and will have an adverse impact on surrounding buildings. Impact of construction works on the structural stability of the Old Town Hall. NI Courts reiterates objections to the previous application for the 7 storey building (Z/2011/0380/F) in that the proposal breaches planning policy relating to impacts on listed buildings, that the proposal is excessive in size and will have an adverse impact on surrounding buildings.</p>
7.4	<p><u>Belfast Civic Trust</u></p> <p>Objects to the height of building and choice of construction materials. They believe the proposal is too high and wanted red brick to be used within the construction.</p>
7.5	Further consideration of these issues is examined in detail in the Assessment below.
8.0	Assessment
8.1	<p>The key issues in the assessment of the proposed development are:</p> <ul style="list-style-type: none"> • The principle of office and retail uses in this location • Demolition of the existing building • Impact on the character and appearance of the area and ATC • Impact upon the setting of nearby listed buildings • Impact on amenity • Access and parking • Water infrastructure and flood risk
8.2	<p>Background</p> <p>The application was received in November 2019. Amended plans and further supporting documentation were submitted in January and March 2020. A technical note on servicing arrangements was submitted in March 2020.</p>
8.3	The application follows Pre Application Discussions with officers.
8.4	<p>The principle of office and retail uses in this location</p> <p>The site is located within the City Centre where retail and office uses are acceptable in principle. Moreover, the site already benefits from an extant permission for an office building with ground floor retail. The principle of development is therefore already established.</p>
8.5	The proposal will support economic activity and employment and add to the vitality of this part of Victoria Street, consistent with the aims of the SPPS and PPS 4. The activation of the ground floor with retail use is welcomed.
8.6	<p>Demolition of the existing building</p> <p>The site falls within the proposed (i.e. draft) Victoria Street and Oxford Street ATC. The Planning Appeals Commission (PAC) considered objections to the proposed ATC</p>

	designations in its report on the BMAP public inquiry. The Commission recommended no change to the Plan. It is therefore considered likely that the proposed ATC designation would remain, if BMAP were to be adopted. The proposed ATC designation is therefore a material consideration.
8.7	It is considered that the original building makes no material contribution to the distinctive character and appearance of the ATC. In any event, the existing building has since been demolished under the terms of a previous planning permission.
	Impact on the character and appearance of the area and Area of Townscape Character
8.8	The proposal is for the erection of a 9 storey commercial building at a total height of 37m to the roof parapet. The site already benefits from extant planning permission for the erection of a 7 storey building including setback of the upper two floors. The maximum height of the extant permission is 31.5m (with plant/overrun), the top of the seventh floor is 28.7m and a shoulder height of 20.7m.
8.9	The site is located within the proposed Victoria/Oxford Street Area of Townscape Character and the impact of the proposal on the character of the ATC is a material consideration. The Conservation Officer is content that the original building is demolished subject to a suitable replacement scheme and considers that the proposed stone finish is acceptable given that it is sympathetic to its neighbouring buildings and does not interfere/compete with the finishes of those listed buildings nearby. However, the Conservation Officer objects to the proposal on the basis that they consider the proposed building would undermine the character of the area and surrounding historic buildings in terms of its scale, massing and form, including insufficient solid to void ratio. The Conservation Officer is of the opinion that the scale and massing of the proposed building could result in an over-elaborate corner marker feature, which would be harmful to legibility with respect to the hierarchical status of the node.
8.10	Officers have considered the consultation response from the Conservation Officer and are satisfied that the impact of the proposed development on the character of the area is acceptable for the detailed reasons set out in this report. The area contains numerous civic and commercial buildings of differing architectural styles and varying degrees of height. Moreover, it is considered that that the objection from the Conservation Area should be given less weight given that the site is situated within a draft ATC, which has less status than an adopted ATC and less importance than a Conservation Area. It is considered, on balance, when taking into account key viewpoints that the scale, massing and form of the proposed development would be appropriate.
8.11	A key material consideration is the extant planning approval, Z/2011/0380/F, for the erection of a 7 storey building comprising retail ground floor and offices above. This represents a fall-back position for the applicant should permission not be granted.
8.12	The site is located within character area CC 008 as designated within the 2004 dBMAP (CC011 in dBMAP 2014) which sets out urban design criteria and states that part of any development that fronts onto Victoria Street shall have a minimum building height of 6 storeys to the shoulder height and maximum of 7 storeys.
8.13	The proposal fails to match the design criteria set out within dBMAP. However, the proposed building has been modelled within VU.CITY to assess potential impacts of the proposal on the streetscape and the interaction with existing neighbouring and extant approvals. The modelling indicates that a building height of 37m would interact positively with the neighbouring buildings and would not be over-dominant from key views. The building would be seen in the context of Victoria Centre at this point having a ridge height

	of approximately 29m and the new extension to Centre House having a ridge height 33m. The visual reading of the buildings allows an appreciation of a logical step in height in relation to surrounding buildings when read from a distance.
8.14	<p>The policy designation requires a shoulder height of six storeys and a set back above this height to a maximum of seven storeys. It is noted that the previous planning permission related to a building comprising five storeys with a further two additional storeys setback above. That scheme incorporated a shoulder height of 20.7m with the two additional setback floors and plant area above resulting in an upper building height of 31.5m. Therefore in terms of overall height, this proposal will extend a total of 5.5m above the upper height of the previously approved scheme. However, it is considered that the proposed building would have a stronger and more appropriate visual presence at this important corner plot location and in this regard is an improvement over the extant permission. It is also considered that the rationale for a setback at upper floors is lost on a building that occupies a prominent corner site and that a building of this height is appropriate within its context at the intersection of two city centre arterial routes and a highly trafficked pedestrianised route, reflecting the hierarchy of its nodal location.</p>
8.15	<p>The architectural design of the building is considered restrained but of high quality. In this regard it would not appear strident or over-dominant. Good use would be made of stone facing panels of an off-white colour which would complement the Bar Library and Law Society buildings either side of it. It is recommended that a condition is imposed that requires samples of materials to be agreed by the Council prior to construction. In summary, it is considered that this is an appropriately designed building for this site and its built context. The design has been subject to detailed Pre Application Discussions with officers and the Urban Design Officer offers no objection. The character and appearance of the area would be preserved.</p>
8.16	<p>Impact upon the setting of nearby listed buildings</p> <p>HED have been consulted as the site is in proximity to a number of Listed Buildings as described previously. The proposal has been assessed against paragraph 6.12 of the SPPS and Policy BH 11 of PPS 6. Paragraph 6.12 advises that Listed Buildings are key elements of our built heritage and are important for their intrinsic value and the contribution to the character of their location.</p>
8.17	<p>The proposal is located at the junction of Victoria Street and mainly pedestrian section of Chichester Street. Both streets contain Listed Buildings, the closest of which are the Old Town Hall Building, directly opposite the site across Chichester Street and the Royal Courts of Justice which are separated from the site by the Bar Library and Crown Solicitors. A number of other Listed Buildings are located at a greater distance from the site: Nos. 161-163 Victoria Street and the former Northern Bank at Nos. 108-110 Victoria Street.</p>
8.18	<p>HED, whilst accepting the principle of redevelopment of the site, have advised that the proposal has the potential to adversely impact on the listed buildings and surrounding built environment. They consider that the height and design of the building do not employ a consistent shoulder height that respects the scale, height and massing of the listed buildings.</p>
8.19	<p>HED advises that the proposal would have a major impact on the Old Town Hall due to its 'overbearing monolithic form', which it believes represents a comprehensive change to the setting. Also the proposal would have a moderate impact on the Royal Courts of Justice, the setting of which considered to be significantly modified and; and a minor impact on the setting of the Albert Clock.</p>

8.20	As mentioned, the proposal has been modelled using VU.CITY. CGIs have also been provided and assist the Council in assessing the impacts of the proposal on the setting of the Listed Buildings. It is contended that the proposed building's contrasting lighter colour materials, together with its modern but simple design, mean that when viewed from medium to long distances north along Victoria Street it will allow the Old Town Hall building to be better framed than the existing red brick building. When viewed from the south the model indicates the Old Town Hall building is already obscured from certain viewpoints – this would not be improved by a building of less height. When viewed from the west on Chichester Street, much of the Old Town Hall is obscured from view by the Victoria Centre. The impact of the proposed building on the Listed Building would be mitigated by its restrained design and the separation distance between the buildings.
8.21	The impact of the proposal on the Royal Courts of Justice is considered to be acceptable. The neighbouring Bar Library acts as a buffer between the proposal and the Courts. The proposal is at a height that allows views of the upper floor and roof level above the Bar Library when viewed from Oxford Street and will be read in context of other large buildings in the area, including the new Centre House. Officers consider that the substantial presence of the Courts building viewed from Oxford Street will not be diminished by the proposal given the separation distance and the intervention of the Bar Library. The skyline created by the various forms of roof silhouettes are a common feature within a city centre location and therefore not considered to be a detraction.
8.22	HED have not raised any concerns about the impact of construction on the structural integrity of the Listed Old Town Hall and do not believe it is a relevant consideration. Officers advise that this is a civil issue.
8.23	It is considered on balance the proposal would not be harmful to the setting of listed building and is acceptable having regard to the SPPS and Policy BH11 of PPS6.
8.24	Impact on amenity The proposal has been assessed against paragraphs 4.11 and 4.12 of the SPPS. The Environmental Health Officer has offered no objection to the proposal and have recommended conditions in relation to the control of noise, air quality, dust control and advice relating to the control of plant and equipment.
8.25	The upper floors of the Bar Library contains a number of offices and a meeting room that currently enjoy an outlook from gable windows onto and over the site. The previous building had an increased separation distance with the Bar Library than what has been approved and proposed, which retain a circa 1.2m service alleyway between, this approved separation distance is replicated in the current proposal. However, the increased height over the above permission has the potential to reduce the outlook and natural light entering the offices and meeting room and increase the potential for overlooking.
8.26	Officers consider that the proposal will not have a significantly greater impact on the Bar Library and Law Society Building in terms of loss of outlook and natural light than approval Z/2011/0380/F. The footprint of the extant permission and the proposal are generally similar in size and occupying the same plot. The massing of the extant building has a shoulder height of five storeys with an additional two storeys set back. The shoulder height of the extant permission lines up with the eaves level of the Bar Library. Given that the east facing gable of the extant permission (adjacent Bar Library) is to eaves level of the Library and therefore above the window levels and is plotted at a similar separation distance to that proposed the impacts on outlook and reduction to natural light will be similar, any further loss of light or outlook is unlikely to be significant.

8.27	<p>Regard must be had to the fact that the use of the Bar Library is less sensitive than residential accommodation. The proposal would also make effective use of land and provide good quality office accommodation, which have to be balanced against the impacts on adjacent premises. In terms of impacts on privacy, it is proposed that windows to the fourth and fifth floors of the proposal will be fitted with obscure glazing to eliminate any overlooking issue – this will be controlled by condition. On balance, it is considered that the impacts of the development on the amenity of adjacent premises are acceptable.</p>
8.28	<p>Access and parking</p> <p>The proposal has been assessed against Policies AMP 7 & 8 of PPS3. DfI Road's initial consultation response raised concerns regarding parking and cycle provision – additional information and amendments were submitted and DfI re-consulted. In reply DfI Roads offered no objection to the proposal subject to planning conditions. Officers note that the site is a sustainable location with good access to public transport and car parks. It is considered unnecessary to provide on-site parking. Further mitigation to off-set parking requirements can be provided by the green travel plan, implementation of which should be secured by condition.</p>
8.29	<p>Concerns about the servicing of the new building have been raised by objectors. A parking/back of house area exists along the rear of the existing unit and this will be partially retained as a back of house area. The retail unit has access onto Victoria Street and the pedestrianised Chichester Street, whilst the offices are accessed from the pedestrianised Chichester Street. The applicant has submitted information which advises that vehicles servicing the site will park on a lay-by on Chichester Street to the front of Centre House and as such the proposed servicing arrangements should not have any impact on adjoining buildings. DfI Roads have considered the Service Management Plan (contained within the Travel Plan) and associated Technical Note – Servicing and have no objection subject to a condition that the development operate in accordance with the details therein. The extant permission, which represents a fall-back position, does not condition a service management plan and this proposal provides an opportunity for the servicing of the site to be controlled by condition. This will be of benefit to the nearby properties and should go some way to offsetting their concerns in this regard.</p>
8.30	<p>Concerns have also been raised with respect to impact during construction. The applicant has submitted a "Framework Construction Environmental Management Plan" (CEMP) which states that full engagement will be carried out with all stakeholders and neighbours in advance of any construction in an effort to ensure minimum impact over the construction period. Conditions are recommended with respect to a Construction Management Plan, Construction Noise and Dust Management Plans – these will have to be agreed with the Council in advance of any construction. Whilst temporary disruption during any construction project is inevitable, the developer says that they recognise the sensitivities of the application site and the conditions will allow the Council to ensure the process is adequately managed. Moreover, there is an extant permission which could be implemented which would likely have similar impacts during the construction period. The extant permission is not subject to a CEMP and the current proposal will therefore allow additional controls to be put in place in this regard.</p>
8.31	<p>A refuse store for bins is located off the service access/escape route onto Chichester Street. A condition is recommended to ensure adequate waste storage facilities are available prior to operation and retained thereafter in accordance with the details as shown on the submitted plans.</p>
8.32	<p>Water infrastructure and flood risk</p> <p>NIW have confirmed there is a public water supply, foul sewer and available capacity at the WWTWs. The developer is required to consult NIW with regard to surface water sewer</p>

8.33	and advised to submit a Pre Development Enquiry. DAERA Regulation Unit Land and Groundwater Team have no objection subject to conditions on contamination. Rivers Agency were consulted on the Flood Risk Assessment and offered no objection. It is considered the proposal complies with the SPPS and PPS 15.
10.0	Summary of Recommendation:
10.1	Having regard to the development plan, relevant planning policies and other material considerations, it is considered that the proposal should be approved subject to conditions.
10.2	It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions.
11.0	Conditions and Informatives
	<p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Article 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. Notwithstanding the submitted details, no development shall take place until a sample panel, samples and details of the materials to be used in the construction of the external surfaces of the building hereby permitted, have been submitted to and approved, in writing, by the Council. The development shall be carried out in accordance with the approved details.</p> <p>Reason: In the interest of visual amenity and to allow the Council to control the external appearance.</p> <p>3. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order), the windows in the east elevation, as identified on approved plan 10b bearing the Council's date stamp 20th February 2020, shall at all times be glazed with fixed and obscured glass to at least Pilkington Level 3 (or equivalent</p> <p>Reason: To protect the privacy of the Bar Library.</p> <p>4. The development hereby permitted shall operate in accordance with the Travel Plan uploaded to the Planning Portal 4th February 2020.</p> <p>Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.</p> <p>5. The development hereby permitted shall operate in accordance with the Service Management Plan (contained within the Travel Plan) uploaded to the Planning Portal 4th February 2020 and associated Technical Note - Servicing uploaded to the Planning Portal 9th April 2020.</p> <p>Reason: In the interests of road safety and the convenience of road users.</p> <p>6. The development hereby permitted shall not become operational until cycle parking facilities have been provided in accordance with drawing No.1800-ZZ-00-200-001 Rev.03 (Planning Authority Drawing No.04B) uploaded to the Planning Portal 16th March 2020. The cycling parking shall be retained in accordance with these details at all times.</p> <p>Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.</p>

7. Prior to occupation of the building hereby approved, the waste storage area, as detailed within approved plan 04a bearing the Council's date stamp 21 January 2020, shall be operational and shall permanently be retained thereafter.

Reason: to ensure the provision of adequate waste storage facilities

8. Prior to operation of the development, the combustion plant shall be installed in accordance with the technical specification detailed within Chapter 4 and Appendix B of the submitted AONA Environmental report: *Air Dispersion Modelling and Air Quality Impact Assessment Report for the Proposed Boiler Heating System in the Chancery House Development*, dated October 2019. The combustion plant shall be retained in accordance with these details thereafter.

Combustion plant emissions shall be released from a flue terminating 1m above roof level in accordance with Section 4.1 of Chapter 4 of the AONA Environmental report: *Air Dispersion Modelling and Air Quality Impact Assessment Report for the Proposed Boiler Heating System in the Chancery House Development*, dated October 2019.

Reason: The protection of human health and amenity

9. Notwithstanding the submitted details, the development hereby permitted shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Management Plan shall provide for (but not be limited to):

- i) the access routes and parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;

The Management Plan shall be implemented as approved and maintained for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of public safety and amenity.

10. Prior to commencement of the demolition/construction phase of the development, the applicant shall submit to Belfast City Council, for written approval, a Dust Management Plan prepared in accordance with the *Guidance on the Assessment of Dust from Demolition and Construction (Institute of Air Quality Management, 2014)*. No demolition or construction shall take place unless in accordance with the approved Dust Management Plan.

Reason: The protection of human health and amenity

11. Prior to commencement of the demolition and construction phases of the development, the applicant shall submit to Belfast City Council, a Construction Noise Management Plan (CNMP) for written approval. The plan shall consider the management of noise and vibration impacts as a result of demolition, excavation and construction works at the development site. It must outline the methods to be employed to minimise any noise and vibration impacts associated with the demolition and construction operations demonstrating the use of 'best practicable means'. Regard shall be paid to BS: 5228-1:2009+A1:2014 – *Code of practice for noise and vibration control on construction and open sites*. No demolition or construction shall take place unless in accordance with the approved CNMP.

	<p>Reason: In the interests of amenity</p> <p>12. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks, as applicable. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>13. After completing the remediation works under Condition 12; and prior to occupation of the development, a verification report must be submitted to and approved in writing by the Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks, as applicable.</p> <p>The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
<p>Signature (s)</p> <p>Date:</p>	



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

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

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

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

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

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

6.0	Appendices
	Appendix 1 – Department's letter of 10 June 2021 Appendix 2 – Draft Section 76 and its accompanying annexes



Ms Suzanne Wylie
Chief Executive
Belfast City Council
9 Adelaide Street
BELFAST
BT2 8DJ
wylies@belfastcity.gov.uk

Clarence Court
10-18 Adelaide Street
BELFAST
BT2 8GB
Tel: 0300 200 7830

Email: alistair.beggs@infrastructure-ni.gov.uk
fiona.mccartan@infrastructure-ni.gov.uk

Your reference:
Our reference: LA04/2017/0474/F

10 June 2021

Dear Ms Wylie

CONSULTATION UNDER SECTION 76(3) OF THE PLANNING (NORTHERN IRELAND) ACT 2011 ('the Act')

Proposal: Re-development of Casement Park to provide a new Stadium (Capacity of 34578). Development comprises: demolition of the existing facilities; construction of new pitch, boundary wall and stands, incorporating bar/restaurant & ancillary kitchen areas, conference, training, community and cultural heritage and education facilities, ancillary offices, player accommodation and welfare facilities, press/media & broadcast facilities, replacement floodlighting, stadium/event management suite, ground support facilities including new arrangements for vehicles and pedestrians, electronic display installations, storage, surface and undercroft car parking, hard and soft landscaping, new landscaped pedestrian access from Mooreland Park to Stockman's Lane. Use of the stadium for up to three outdoor music concerts in any calendar year.

Location: Lands at 88 - 104 Andersonstown Road and between 36 - 42 Mooreland Park and 202 - 206 Stockman's Lane

I refer to the above planning application and further to the Notice of Opinion dated 18 November 2020 recommending that planning permission is granted for the proposed development. In the interim period, the Department has been progressing the required planning agreement which must be in place before the final planning decision can issue.

Section 76(3) of the Act requires the Department to consult with the appropriate council before entering into a Section 76 Planning Agreement. As such please find enclosed a copy of the draft Section 76 Planning Agreement negotiated with the applicant, Ulster Gaelic Athletics Association (GAA).

To take account of the monthly Planning Committee cycle and as per the request in previous correspondence from Mr Baker, I would appreciate if you could provide any comments on this matter within 6 weeks of the date of this letter, that being on or before 22 July 2021.

Yours sincerely

A handwritten signature in cursive script that reads "Alistair Beggs".

ALISTAIR BEGGS
Director

Encls

Document is Restricted

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ARCHITECT


POPULOUS®

PROJECT NAME

CASEMENT PARK

DRAWING TITLE

Site Location Plan

STATUS					PROJECT No.		
					4522		
DATE			SCALE		SIZE		
19.12.2016			1 : 1250		A1		
DRAWN		CHECKED		APPROVED			
JB		CC		MT			
PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DRAWING	REV
CAS-POP-00	-RF	-SI	-A	-0001	00		

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NOTICE OF OPINION

The Planning Act (Northern Ireland) 2011

Application Ref: LA04/2017/0474/F

Date of Application: 6 March 2017

Site of Proposed Development: Lands at 88 - 104 Andersonstown Road and between 36 - 42 Mooreland Park and 202 - 206 Stockman's Lane

Description of Proposal: Re-development of Casement Park to provide a new Stadium (Capacity of 34578). Development comprises: demolition of the existing facilities; construction of new pitch, boundary wall and stands, incorporating bar/restaurant & ancillary kitchen areas, conference, training, community and cultural heritage and education facilities, ancillary offices, player accommodation and welfare facilities, press/media & broadcast facilities, replacement floodlighting, stadium/event management suite, ground support facilities including new arrangements for vehicles and pedestrians, electronic display installations, storage, surface and undercroft car parking, hard and soft landscaping, new landscaped pedestrian access from Mooreland Park to Stockman's Lane. Use of the stadium for up to three outdoor music concerts in any calendar year.

Applicant Ulster GAA
Address 8-10 Market Street
 Armagh
 BT61 7BX

Agent: RPS
Address: Elmwood House
 74 Boucher Road
 Belfast
 BT12 6RZ

Drawing Ref: 01 (Rev A), 02 (Rev A), 03 (Rev A), 04 (Rev A), 05 (Rev A), 06 (Rev A), 07 (Rev A), 08 (Rev A), 09 (Rev A), 10 (Rev A), 11 (Rev A), 12 (Rev A), 13 (Rev A), 14 (Rev A), 15 (Rev A), 16 (Rev A), 17 (Rev A), 18 (Rev A), 19 (Rev A), 20 (Rev A), 21 (Rev A), 22 (Rev A), 23 (Rev A), 24 (Rev A), 25 (Rev A), 26 (Rev A), 27 (Rev A), 28 (Rev A), 29 (Rev A), 30 (Rev A), 31 (Rev A), 32 (Rev A), 33 (Rev B), 34 (Rev B), 35 (Rev A), 36 (Rev A), 37 (Rev A), 38 (Rev A), 39 (Rev A), 40 (Rev A), 41 (Rev A), 42 (Rev A), 43 (Rev A), 44 (Rev A), 45 (Rev A), 46 (Rev A), 47 (Rev A), 48 (Rev A), 49 (Rev A), 50 (Rev A), 51 (Rev A), 52 (Rev A), 53 (Rev A), 54 (Rev A), 55 (Rev A), 56 (Rev A), 57 (Rev A), 58 (Rev A), 59 (Rev A), 60.

In pursuance of its power under Section 29 (7) of the above mentioned Act, the Department for Infrastructure hereby gives notice that full permission for the above mentioned development in accordance with your application **SHOULD IN ITS OPINION BE GRANTED** subject to compliance with the following conditions which are imposed for the reasons stated:

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. No site works associated with the development hereby permitted shall commence until a final Construction Environmental Management Plan (CEMP), including the designation of an Environmental Manager for the development, is submitted to and agreed in writing with the Planning Authority. The CEMP shall contain as a minimum all of the mitigation, and avoidance measures to be employed as outlined in the Environmental Statement including the details provided in informative 23. The CEMP shall also include Method of Works Statement for works in, near or liable to affect any waterway as defined by the Water (Northern Ireland) Order 1999 and shall detail all necessary pollution prevention measures to protect groundwater and all other elements of the water environment. The CEMP shall be implemented as agreed upon commencement of the development hereby approved. Any further updates to the CEMP shall be agreed in writing by the Planning Authority.

The CEMP shall be submitted at least 8 weeks prior to the commencement of construction.

Reason: To avoid adverse effects on the integrity of designated or proposed SPAs and Ramsar sites in Belfast Lough and to ensure the protection of human health and environmental receptors.

3. No site works associated with the development hereby permitted shall commence until all measures set out in the final CEMP in respect of the treatment and removal of Japanese Knotweed have been fully implemented. Thereafter the subject area will be monitored for regrowth of Japanese Knotweed throughout the construction period and to an agreed schedule for four years following completion of the works.

Reason: To ensure that all Japanese Knotweed is removed from the site and disposed of in an appropriate manner in line with the requirements of the Wildlife (NI) Order 1985 and the Controlled Waste (Duty of Care) Regulations (NI) 2002.

4. No development or piling work should commence on site until a piling risk assessment has been submitted to and agreed in writing with the Planning Authority.

Reason: In the interests of protection of environmental receptors to ensure the site is suitable for use.

5. Prior to the commencement of development a scheme for the remediation of any interference with domestic television reception that may be caused by the proposal shall be submitted to and approved in writing by the Planning Authority. The remediation scheme shall include:
 - an assessment of the quality of television reception prior to the commencement of works;

- a quality assessment upon completion of the development;
- remedial measures to mitigate any identified impacts that occur within 5 years of completion of the development and appropriate timeframes for correction.

Reason: To ensure that reception for existing TV equipment is not adversely affected by the development hereby approved.

6. Prior to the installation of basement and floor structures, a Verification Report shall be submitted to and approved in writing with the Planning Authority. The report shall demonstrate contaminated made ground removal and the completion of earth works in line with the RPS Report entitled 'Casement Park, Andersonstown Road, Belfast, Remedial Strategy Report, IBR0864/ES Volume III Appendix 7.3 / February 2017' and Drawing – Earthworks to Level 21 and Basement MMD-310320-C-DR-00-XX-0006 (contained within Appendix A of the GQRA) to ensure that contamination no longer poses a risk to human health.

The Verification Report shall demonstrate the successful completion of the proposed earthworks and that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency.

The Planning Authority must be given 2 weeks written notification prior to the commencement of remediation work.

Reason: In the interests of protection of human health and environmental receptors to ensure the site is suitable for use.

7. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified in writing immediately. In the event of unacceptable risks being identified, a remediation strategy shall be submitted to and agreed in writing with the Planning Authority, and subsequently implemented and verified to its satisfaction.

Reason: To avoid adverse effects on the integrity of designated or proposed SPAs and Ramsar sites in Belfast Lough and in the interests of protection of human health and environmental receptors to ensure the site is suitable for use.

8. Following completion of any remediation works required under condition 7, a Verification Report shall be submitted to and approved in writing with the Planning Authority. The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: In the interests of protection of human health and environmental receptors to ensure the site is suitable for use.

9. Prior to operation of the development, a final Verification Report shall be submitted to and agreed in writing with the Planning Authority. This report must demonstrate that all imported soil is demonstrably suitable for its end use and that areas of landscaping and hard standing have been completed. This Verification Report shall be in accordance with the RPS Report entitled 'Casement Park, Andersonstown Road, Belfast, Remedial Strategy Report, IBR0864/ES Volume III Appendix 7.3 / February 2017'.

Reason: In the interests of protection of human health.

10. Demolition and construction works shall not be conducted outside the hours of 08:00hrs -18:00hrs Monday – Friday and 08:00-13:00hrs on a Saturday.

Reason: In the interests of protection of residential amenity.

11. The Landscape Management Plan shall be implemented as approved in accordance with the Landscape Management Report and drawing number 50 REV A & drawing number 51 REV A received by DfI Planning on 11 July 2019.

Reason: To ensure the establishment and maintenance of a high standard of landscape.

12. The development hereby approved shall not be occupied until all foul and storm drainage works, including the installation of an oil/petrol/chemical interceptor, have been completed to the satisfaction of the Planning Authority, in general accordance with the approved drainage details.

Reason: In the interests of the proper control of storm and foul discharge from the site.

13. Prior to construction of the development hereby approved, a final verification report shall be submitted to and agreed in writing with the Planning Authority. The report must demonstrate that the drainage system will achieve the required levels of attenuation for foul sewage.

Reason: In the interests of the proper control of foul discharge from the site.

14. No fixtures or events shall take place in the development hereby permitted until the structure and function of the Event Management Group, generally in accordance with paragraph 4.7 of the Event Management Plan received by DfI Planning on 03 February 2020, is established to the satisfaction of the Planning Authority within 2 months of the initial scheduled event or fixture.

Reason: To encourage the use of alternative modes of transport to the private car.

15. The development hereby permitted shall not become operational until access arrangements for vehicles and pedestrians are provided in accordance with drawing number 04 (Rev A) date stamped received 11 July 2019.

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

16. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with the approved drawing number 04 (Rev A) date stamped received 11 July 2019 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles and cycles.

Reason: To ensure the provision of adequate parking facilities to meet the range of transport needs of the development and in the interests of road safety and the convenience of road users.

17. The development hereby permitted shall not become operational until the road works indicated on Drawing No MMD-310320-C-DR-00-XX-0021 within the Service

Management Plan received by DfI Planning on 11 July 2019 have been fully completed in accordance with the approved plans.

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the site are carried out at the appropriate time.

18. The development hereby permitted shall not become operational until a protocol for the operation of the DfI Roads Traffic Information and Control Centre (TICC) for events with a forecast attendance of over 3100 spectators is submitted to and agreed in writing with the Planning Authority. The protocol shall be implemented as agreed.

Reason: To ensure that the interests of road safety and the convenience of road users.

19. All hard landscape works shall be carried out in accordance with the approved details prior to the development becoming operational.

Reason: To ensure the provision of amenity afforded by appropriate landscaping design.

20. All soft landscape works shall be carried out in accordance with the approved details within the first available planting season after the development hereby permitted becomes operational. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Planning Authority, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

21. Prior to operation of the social club, a verification report shall be submitted to and agreed in writing with the Planning Authority demonstrating that the east façade construction materials of the social club (masonry/glazing and doors) provide a composite Sound Reduction Index (SRI) value of 50 dB Rtra in accordance with the acoustic specification outlined in Section 1.3.1 Entertainment Noise of the RPS – Casement Park Further Additional Information (FEI), Document number NI1418, date stamped received 11th July 2019 and Drawing Number 19 Rev A date stamped received 11 July 2019.

Reason: In the interests of protection of residential amenity.

22. Prior to operation of the social club, all external access doors to the social club which open directly into areas of amplified entertainment shall be of double lobby construction in accordance with Section 1.3.1 Entertainment Noise of the RPS – Casement Park Further Additional Information (FEI), Document number NI1418, date stamped received 11th July 2019. All lobby arrangement doors shall be fitted with compressible acoustic seals.

Reason: In the interests of protection of residential amenity.

23. Prior to operation of the development, a Verification Report shall be submitted to and agreed in writing with the Planning Authority, which demonstrates that the Rating Level (dB LA_r) of sound from all combined plant and equipment associated with the development does not exceed the background sound level (for both daytime and night time hours) at sound sensitive residential premises when determined in accordance with the assessment methodology outlined in BS4142:2014+A1:2019 - Methods for rating and

assessing industrial and commercial sound, and in accordance with Sub-section 6.6.2.3 Plant/Equipment Noise of Section 6.6 – Mitigation Measures, Chapter 6.0 Noise and Vibration of the RPS Environmental Statement (ES) 2018. The approved Rating Level (dB LAr) shall be maintained at that level, or below, thereafter.

Reason: In the interests of protection of residential amenity.

24. Prior to operation of the development, the Voice Activated Public Address (VAPA) system shall be installed in accordance with Sub-section 6.6.2.4 Public Address System Noise of Section 6.6 – Mitigation Measures, Chapter 6.0 Noise and Vibration of the RPS Environmental Statement (ES) 2018. Upon commissioning of the VAPA system a verification report, shall be submitted to and agreed in writing with the Planning Authority. The report must demonstrate that amplified sound played through the VAPA system (and any other proposed electronic audio/visual display installations designed for spectator communication), does not cause adverse noise impact to residential receptors. The amplified communication system shall be operated at or below the sound level as approved.

Reason: In the interests of protection of residential amenity.

25. Prior to operation of the designated smoking area to the social club, a masonry block wall shall be constructed at the perimeter of the smoking area in accordance with Drawing 02 (Rev A) received on 11 July 2019. The masonry block wall shall be retained thereafter.

Reason: In the interests of protection of residential amenity.

26. Prior to operation of the development, the four cooking odour abatement systems shall be installed in accordance with the specifications contained within Sub-section 11.6.2.1, Section 11.6 Mitigation Measures, Chapter 11.0 Air Quality, Odour and Climate of the RPS Environmental Statement (ES) 2018. The odour abatement systems shall be permanently retained thereafter.

Reason: In the interests of protection of residential amenity.

27. Prior to operation of the development, the four odour abatement flue discharge points shall terminate at least 1000mm above the finished roof line of the development in accordance with the annotated detail presented in Drawing Number 56 (Rev A) and 57 (Rev A) received on 11 July 2019. The odour abatement flues shall be permanently retained thereafter.

Reason: In the interests of protection of residential amenity.

28. The combustion plant installed within the proposed development shall meet the technical specification as detailed within Appendix 11.3 and Sub-section 11.4.10 of Chapter 11.0 Air Quality, Odour and Climate of the RPS Environmental Statement (ES) 2018. A verification report shall be submitted to and agreed in writing with the Planning Authority prior to operation of the development which details the exact design of each system.

Reason: In the interests of protection of human health.

29. Prior to operation of the development, the mitigation measures outlined in Section 13.7.2 Operational Phase Mitigation Measures, Chapter 13 – Artificial Lighting, of the RPS Environmental Statement (ES) 2018, shall be implemented and retained thereafter.

Reason: In the interests of protection of residential amenity.

30. Prior to operation of the development, an Artificial Light Verification Report shall be submitted to and agreed in writing with the Planning Authority. The report shall demonstrate that all artificial lighting connected with the development is measured and confirmed to be within the vertical illuminance (Ev) lux levels for Environmental Zone 3 of 10 lux (pre-curfew, before 23:00hrs) and 2 lux (post-curfew, after 23:00hrs) at light sensitive receptors as stipulated within Table 2 of the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN01:2011. The agreed lux levels, or lower, shall be maintained thereafter.

Reason: In the interests of protection of residential amenity.

31. The capacity of the development hereby approved shall not exceed 34,578 at any time.

Reason: In the interest of spectator safety and residential amenity.

32. The development, excluding the social club, shall not be operational between the hours of 23:00hrs - 08:00hrs.

Reason: In the interests of protection of residential amenity.

33. The development shall not be operational between the hours of 23:00hrs - 08:00hrs, except for the approved operation of the Social Club.

Reason: In the interests of protection of residential amenity.

34. The development shall operate in accordance with the Sustainable Travel Plan received by DfI Planning on 16 May 2018.

Reason: To encourage the use of alternative modes of transport to the private car.

35. The development hereby permitted shall operate generally in accordance with the Event Management Plan as detailed in the document received by DfI Planning on 03 February 2020.

Reason: In the interests of sustainability and to encourage the use of transport other than the private car.

36. A specific Event Management Plan shall be developed and implemented for every event with a forecast attendance greater than 3100 spectators. For any event with a forecast attendance greater than 14000 spectators, the Event Management Plan shall be approved by Event Management Group prior to the event taking place.

Reason: In the interests of sustainability and to encourage the use of transport other than the private car.

37. Within twelve months of the first event taking place, and annually thereafter, a report of the effectiveness of the measures implemented as part of the Event Management Plan during the preceding year and any proposed revisions and measures for improvement shall be produced by the operator, in consultation with the Event Management Group, and submitted to the Planning Authority for agreement in writing. The contents of the report and any proposed revisions and measures for improvement in the Event Management Plan shall be agreed by the Planning Authority within two months of submission. If the report is not considered to be satisfactory and has not been agreed by the Planning Authority within two months of its submission, or if the required report is not

submitted at all, there shall be no further events until such times as the Planning Authority has been provided with, and agreed to that report in writing.

Reason: In the interests of sustainability and to encourage the use of transport other than the private car.

38. The development shall operate in accordance with the Service Management Plan received by DfI Planning on 11 July 2019.

Reason: To ensure the development is adequately serviced in the interests of road safety and traffic progression.

39. The Voice Activated Public Address (VAPA) system and amplified sound associated with audio-visual display installations shall not be operational between the hours of 23:00hrs - 08:00hrs.

Reason: In the interests of protection of residential amenity.

40. There shall be no commercial deliveries/collections associated with the development or with permitted outdoor concert events between the hours of 23:00hrs-07:00hrs on any weekday.

Reason: In the interests of protection of residential amenity.

41. All windows to the social club façade shall be fixed and of a non-opening design and construction.

Reason: In the interests of protection of residential amenity.

42. There shall be no customer seating or tables located within the designated smoking area associated with the social club.

Reason: In the interests of protection of residential amenity.

43. There shall be no more than three outdoor music concerts in any calendar year.

Reason: In the interests of protection of residential amenity.

44. Amplified sound associated with outdoor concert events held within the development shall cease by 23:00hrs.

Reason: In the interests of protection of residential amenity.

45. During the outdoor concert event production phase, including staging set-up and staging take-down periods, Heavy Goods Vehicles (HGVs) entering and leaving the development shall be managed in accordance with *Sub-section 6.6.2.5 – Entertainment Noise of Section 6.6 – Mitigation Measures, Chapter 6.0 Noise and Vibration of the RPS Environmental Statement (ES) 2018*. HGV movements shall be limited to no more than 6 movements per hour on Mooreland Park/Drive and to no more than 6 HGV movements per hour on Owenvarragh Park entrance roads to the development.

Reason: In the interests of protection of residential amenity.

46. During the production of outdoor concert events, Heavy Goods Vehicles (HGVs) shall not enter or leave the development onto Mooreland Park/Drive or Owenvarragh Park between the hours of 23:00hrs – 07:00hrs in accordance with *Sub-section 6.6.2.5 - Entertainment*

Reason: In the interests of protection of residential amenity.

47. All external artificial lighting associated with outdoor concerts/events held within the development, including the production phase, shall be switched off by a 23:00hrs curfew in accordance with Section 4.0 of the RPS – *Casement Park Redevelopment - Technical Clarifications*, dated 18th December 2018 (except for boundary/security lighting previously approved).

Reason: In the interests of protection of residential amenity.

Informatives

1. The planning permission hereby granted is also subject to the applicants entering into a legal agreement under Section 76 of the Planning Act (NI) 2011. A copy of the Section 76 Planning Agreement is available with the applicant's Solicitor.
2. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Planning Authority or other statutory authorities.
3. No connection should be made to the public sewer in accordance with the Water and Sewerage Services (Northern Ireland) Order 2006 (as amended Water and Sewerage Services Act (Northern Ireland) 2016), until the mandatory Sewer Adoption Agreement has been authorised by NIW.
4. All services within the development should be laid underground.
5. Statutory water regulations are in force, which are designed to protect public water supplies against contamination, undue consumption and misuse. All internal plumbing installation must comply with the current Water Supply (Water Fittings) Regulations (Northern Ireland). Applicants should contact NI Water's Water Fittings Regulations team via waterline@niwater.com if they have any queries.
6. Public water supply within 20m of your proposal - the Developer is required to consult with NIW to determine how the proposed development can be served. Application to NIW is required to obtain approval to connect.
7. Foul sewer within 20m of your proposal - the Developer is required to consult with NIW to determine how the proposed development can be served. Application to NIW is required to obtain approval to connect.
8. No surface water sewer within 20m of your proposal - developer is required to consult with NIW and may wish to requisition a surface water sewer to serve the proposed development and / or obtain approval from Rivers Agency for discharge to a watercourse.
9. The applicant is advised to contact NIW Waterline on 03457 440088 or waterline@niwater.com, upon receipt of this decision to discuss any areas of concern. Application forms and guidance are also available via these means.
10. If during the course of developing the site the developer uncovers a pipe not previously evident, NIW should be notified immediately in order that arrangements may be made for

investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Waterline on 03458 770002.

11. The applicant must ensure that the kitchen(s) associated with this development has suitable properly maintained grease traps on the effluent.
12. Although it has been determined above if NIW infrastructure is within 20m of your proposal, consultation with NIW is required at an early design stage by means of a Predevelopment Enquiry to obtain details of the availability of existing water and sewerage infrastructure and how their proposal may be serviced.
13. Under the terms of Schedule 6 of the Drainage (NI) Order 1973, any proposals either temporary or permanent, in connection with the development which involves interference with any watercourses such as culverting, bridging, diversion, building adjacent to or discharging storm water etc. requires the written consent of DfI Rivers. This should be obtained from the Eastern Regional Office at Ravarnet House, Altona Road, Largymore, Lisburn BT27 5QB.
14. Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult DfI Rivers accordingly on any related matters.
15. Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site:- such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of DfI Rivers. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage (Northern Ireland) Order 1973 which may lead to prosecution or statutory action as provided for.

Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of DfI Rivers. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage (Northern Ireland) Order 1973 which may lead to prosecution or statutory action as provided for.

If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the DfI Rivers local Area Office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.

16. The purpose of the conditions 6-8 is to ensure any site risk assessment and remediation work is undertaken to a standard that enables safe development and end-use of the site such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e. Part 3 of the Waste and Contaminated Land Order (NI) 1997. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks.

In respect of condition 7, any new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11).

17. Regulation Unit Land and Groundwater Team recommend that the applicant consult with the Water Management Unit within the NIEA regarding any potential dewatering that may be required during the redevelopment works including the need for discharge consent. Discharged waters should meet appropriate discharge consent Conditions.

18. In respect of condition 4, piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention" available at <http://publications.environment-agency.gov.uk/PDF/SCHO0501BITT-E-E.pdf>.
19. The applicant should be aware that it is an offence under section 47 of the Fisheries Act (Northern Ireland) 1966 to cause pollution which is subsequently shown to have a deleterious effect on fish stocks.
20. The applicant must refer and adhere to all the relevant precepts contained in:
- Standing Advice Note No. 23 – Commercial and Industrial Developments.
 - Standing Advice Note No.4 – Pollution Prevention Guidance.
 - Standing Advice Note No. 11 – Discharges to the Water Environment.
 - Standing Advice Note No. 18 – Abstractions and Impoundments.
 - Standing Advice Note No. 25 – Vehicle Washing
 - Standing Advice Note No. 5 – Sustainable Drainage Systems.
21. No medicines having a deleterious effect on sewage treatment processes should be disposed of to the sewage system.
22. The applicant should be informed that it is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata. Conviction of such an offence may incur a fine of up to £20,000 and / or three months imprisonment.

The applicant should note the definition of a 'waterway' as defined under the NI Water Order:

"Waterway" includes any river, stream, watercourse, inland water (whether natural or artificial) or tidal waters and any channel or passage of whatever kind (whether natural or artificial) through which water flows

In this Order any reference to a waterway includes a reference to the channel or bed of a waterway which is for the time being dry.

23. In accordance with condition 2 the CEMP should reflect all of the mitigation, and avoidance measures to be employed as outlined in the Environmental Statement, including the following:
- A Construction Site Traffic Management Plan.
 - A Noise Management Plan and Vibration Management Plan. The noise and vibration mitigation measures detailed within the *Draft Construction Environmental Management Plan (Draft Noise Management Plan, Appendix 2 of Volume III Appendix 2.1 and Draft Vibration Management Plan, Appendix 3 of Volume III Appendix 2.1)* shall be adopted within the final Noise and Vibration Management Plans. The Noise Management Plan and Vibration Management Plan shall pay regard to the recommendations outlined in *Sub-section 6.6.1 - Construction Phase of Section 6.6 – Mitigation Measures, Chapter 6.0 Noise and Vibration of the RPS Environmental Statement (ES) 2018* and Parts 1 and 2 of BS 5228:2009+A1:2014 Noise and Vibration Control on Construction and Open sites.

- A Dust Management Plan. The dust management shall be in accordance with Sub-section 11.4.6 and Section 11.6 of Chapter 11.0 Air Quality, Odour and Climate of the RPS Environmental Statement (ES) 2018. The dust mitigation measures detailed within the Draft Construction Environmental Management Plan (Draft Dust Management Plan, Appendix 4 of Volume III Appendix 2.1) shall be adopted within the final Dust Management Plan.
 - A Japanese Knotweed Management Plan. The management measures detailed within the Draft Construction Environmental Management Plan (Japanese Management Plan, Appendix 9 of Volume III Appendix 2.1) shall be adopted within the final CEMP.
 - Identification and details of the perceived risks to a waterway e.g. from cement, concrete, grout, fuels/ oil/ hydrocarbons and suspended solids.
 - Identification and details of potential pollution sources and pathways.
 - Details of all pollution prevention measures/mitigating measures to address the environmental impacts on the aquatic environment and minimise the risk of pollution to any waterway (as defined by the Water (NI) Order 1999) during the development of this proposal as detailed in the Environmental Statement and preliminary CEMP. Examples of mitigation measures employed to minimise the risk of pollution to any waterway (as defined by the Water (NI) Order 1999) include;
 - Safe refuelling, handling and storage practices for earth stockpiles and secondary containment for chemicals, oil, fuels etc.
 - Emergency spill procedures should be addressed and should include the NIEA pollution hotline 0800 80 70 60 and the associated time frames for contact in event of a spill / pollution.
 - NIEA Water Management Unit notes the Outline Emergency Spill Response Plan features the pollution hotline number but requires a timeframe. For example “any spillages / pollution incidents should be reported to the NIEA water pollution hotline within 30 minutes of the incident occurring unless it is not safe to do so”.
24. CEMP / Method of Works Statement must demonstrate adherence of working practices to the precepts contained in relevant PPG's. e.g. PPG5 Works in, near or liable to affect watercourses and PPG6 Working at Demolition and Construction sites.
25. The applicant's attention is drawn to Article 15 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence for any person to plant or otherwise cause to grow in the wild any plant which is included in Part II of Schedule 9 of the Order, which includes Japanese Knotweed.

Any soil, containing Japanese Knotweed plant or seed material, which is removed off site, is classified as controlled waste under the Controlled Waste Regulations (Northern Ireland) 2002. The Controlled Waste (Duty of Care) Regulations (Northern Ireland) 2002 places a duty of care on 'anyone who produces, imports, stores, transports, treats, recycles or disposes of waste to take the necessary steps to keep it safe and to prevent it from causing harm, especially to the environment or to human health'. In the case of Japanese Knotweed it is the duty of the waste producer to inform the licensed waste

carrier and licensed landfill site that the controlled waste material contains Japanese Knotweed as part of the waste transfer process.

Please see the following link for Best Practice Guidance:

<http://invasivespeciesireland.com/toolkit/>

Further advice can be sought from the Wildlife Inspector's Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT7 2JA. Tel: 028 905 69605

26. NIEA Water Management Unit's Pollution Prevention Team will be happy to advise on CEMP / Method of Works Statement or to provide any other pollution prevention advice the applicant requires. They can be contacted on 028 9263 3478.

The applicant should note discharge consent, issued under the Water (Northern Ireland) Order 1999, is required for any discharges to the aquatic environment and may be required for site drainage during both the construction and operational phases. Any proposed discharges not directly related to the construction of the development, such as from septic tanks or wash facilities, will also require separate discharge consent applications. The applicant should refer and adhere to relevant precepts contained in Standing Advice Note No. 11 – Discharges to the Water Environment.

27. The applicant should consult with the Water Management Unit within the NIEA regarding any potential dewatering that may be required during the development works including the need for discharge consent. Discharged waters should meet appropriate discharge consent conditions. (Please refer to the Standing Advice Note 11 – Discharges to the Water Environment.

28. Water Management Unit notes the potential exists for the water table to be encountered during these works.

In accordance with the Water Abstraction and Impoundment (Licensing) Regulations (Northern Ireland) 2006 (as amended) it is a mandatory requirement that upon the abstraction and/or diversion and/or impoundment of water from the natural river channel/lake, coastal or groundwater sources, an abstraction/impoundment licence should be obtained unless the operations specified are Permitted Controlled Activities.

The applicant should refer and adhere to all the relevant precepts contained in Standing Advice Note No. 18 – Abstractions and Impoundments.

Given the above points Water Management Unit strongly recommends the applicant contact the local consenting officer (028 9262 3056) and licensing officer (028 9263 3462) at their earliest convenience to discuss the statutory permissions required for this proposal.

29. Construction of SuDS should comply with the design and construction standards as set out in the Construction Industry Research and Information Association (CIRIA) manual C753. A separate site handbook (C698) for the construction of SuDS has also been produced by CIRIA.

30. The applicant must comply with the Control of Pollution (Oil Storage) Regulations (Northern Ireland) 2010.

31. The applicant's attention is drawn to Article 4 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:

- kill, injure or take any wild bird; or
- take, damage or destroy the nest of any wild bird while that nest is in use or being built; or
- at any other time take, damage or destroy the nest of any wild bird included in Schedule A1; or
- obstruct or prevent any wild bird from using its nest; or
- take or destroy an egg of any wild bird; or
- disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturb dependent young of such a bird. Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence.

It is therefore advised that any tree, hedge loss or vegetation clearance should be kept to a minimum and removal should not be carried out during the bird breeding season including 1st March to 31st August, unless pre-clearance surveys show an absence of breeding birds.

32. The applicant and future users are advised that the proposed development is located adjacent to an area declared as an Air Quality Management Area (AQMA) under the Environment (NI) Order 2002. Levels of nitrogen dioxide within the AQMA are predicted to exceed the annual mean concentrations as prescribed by the Government through the National Air Quality Strategy.

The Council along with relevant partners have developed a 2015-2020 Air Quality Action Plan that stipulates how they propose to implement measures that are designed to improve air quality within AQMAs.

The applicant and future users should be aware that the area may be subject to mitigation and control measures as part of the air quality management process.

33. THE SMOKING (NI) ORDER 2006

The applicant is advised to ensure that the designated smoking area is suitably managed and controlled to prevent noise, litter, anti-social behaviour and loss of amenity to nearby residents. The applicant is advised to consult with Belfast City Council's Tobacco Control Officer to ensure that the smoking area design is compliant with the regulations.

34. Any additional smoking areas to that approved under this permission will require the express consent of the Planning Authority.

35. The four cooking odour abatement systems should comply with industry guidance EMAQ+ 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' issued September 2018.

36. The operator of the development is advised that the four cooking odour abatement systems installed within the development should be cleaned and maintained in accordance with the manufacturer's instructions.

37. THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) (NORTHERN IRELAND) ORDER 1985

For entertainment events such as outdoor concerts it will be necessary for the applicant to apply to Belfast City Council for an Outdoor Entertainment Licence. Indoor entertainment associated with the social club, will also require an Entertainment Licence.

The granting of an Entertainment Licence is subject to approval by Belfast City Council's Licensing Committee. Guidance is available on the following link: <http://www.belfastcity.gov.uk/buildingcontrol-environment/licences-permits/entertainmentlicence.aspx>

38. Noise management arrangements for outdoor concert events using sound amplification equipment should be in line with the recommended noise control procedure as detailed in the Noise Council, 'Code of Practice on Control of Noise at Concerts' (1995) or updated equivalent good practice guidance.

39. THE POLLUTION CONTROL AND LOCAL GOVERNMENT (NI) ORDER 1978

Due to the proximity of commercial and residential accommodation to the proposed development site, the applicant is advised of the following good practice documents for noise and vibration control during the demolition/construction phase of the development:

- Belfast City Council's Noise Control Advice Note for Construction and Demolition Sites (available at <http://www.belfastcity.gov.uk/buildingcontrolenvironment/noisecontrol/typesofnoise.aspx>.)
- and - British Standard 5228:2009 +A1:2014 – Code of practice for noise and vibration control on construction and open sites – Part 1: Noise and Part 2: Vibration.

40. SAFETY OF SPORTS GROUNDS (NORTHERN IRELAND) ORDER 2006

Under the Safety of Sports Grounds (Northern Ireland) Order 2006, district councils are responsible for issuing and enforcing a safety certificate in respect of sports grounds designated by the Department for Communities (previously known as DCAL) and stands that have been regulated. These are sports grounds that, in the opinion of the Department, have the potential to accommodate more than 5,000 spectators, and stands that have the potential to accommodate more than 500 spectators at smaller venues.

The safety certificate contains those terms and conditions that the district council considers necessary or expedient to secure the reasonable safety of spectators at the sports ground, when it is being used for the activities specified in the certificate. The most important condition in a safety certificate sets the maximum number of spectators that may be accommodated at the ground.

41. The applicant should ensure that machinery, such as cranes, do not block the line of sight for telecom links within the area, when stationary or moving.
42. This approval does not apply to any signs or advertising material which the developer or occupier may wish to erect at the premises.

Signs may require separate approval under The Planning (Control of Advertisements) Regulations (Northern Ireland) 2015. Their size, construction, content and siting should be approved by the Planning Authority before any such signs are erected.

43. The applicant's attention is drawn to:
- i. the relevant provisions of the Chronically Sick and Disabled Persons (Northern Ireland) Act 1978; and
 - ii. the Code of Practice for Access for the Disabled to buildings.
44. Notwithstanding the terms and conditions of the Department for Infrastructure's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is

commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is Belfast South Section Office, 1A Airport Road, Belfast BT3 9DY. A monetary deposit will be required to cover works on the public road.

45. It is a DfI Roads requirement that all structures which fall within the scope of the current version of BD 2 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges shall require Technical Approval. Details shall be submitted to the Technical Approval Authority through the relevant Division.
46. This permission does not alter or extinguish or otherwise effect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
47. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
48. When making this decision the Department for Infrastructure has taken into consideration environmental information within the terms of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2015.
49. Reference to the 'Environmental Statement' relates to the Environmental Statement which was submitted on 19 April 2017 and to the Further Environmental Information (FEI) received on 16 May 2018, 18 December 2018, 11 July 2019 and 3 February 2020.

Dated: 18 November 2020

Signed: _____
Authorised Officer

for Strategic Planning Directorate

Casement Park Redevelopment

Event Management Plan

Gaelic Athletic Association

April 2018

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1. Introduction

Overview

- 1.1. The Gaelic Athletic Association (GAA) has brought forward proposals to redevelop Casement Park Stadium in West Belfast. Atkins has been commissioned to provide transport and traffic advice to support the submission of a new planning application for this redevelopment.

Background

- 1.2. The GAA has decided to submit a planning application for the redevelopment of the stadium. In advance of the formal submission a number of supporting actions were undertaken:
- A comprehensive public consultation exercise has been undertaken to ensure members of the public have had the opportunity to provide input and commentary on the development proposals;
 - A stakeholder engagement process has been undertaken to understand the views of a wide range of organisations including Transport NI (**now DfI Roads**), Translink, Belfast City Council, Community and Residents Groups as well as commercial interests;
 - A detailed assessment has been carried out of transport and environmental impacts of the development; this has specifically been used to inform the design and capacity of the new stadium, leading to:
 - Development of a new stadium design with a spectator capacity of 34,186.

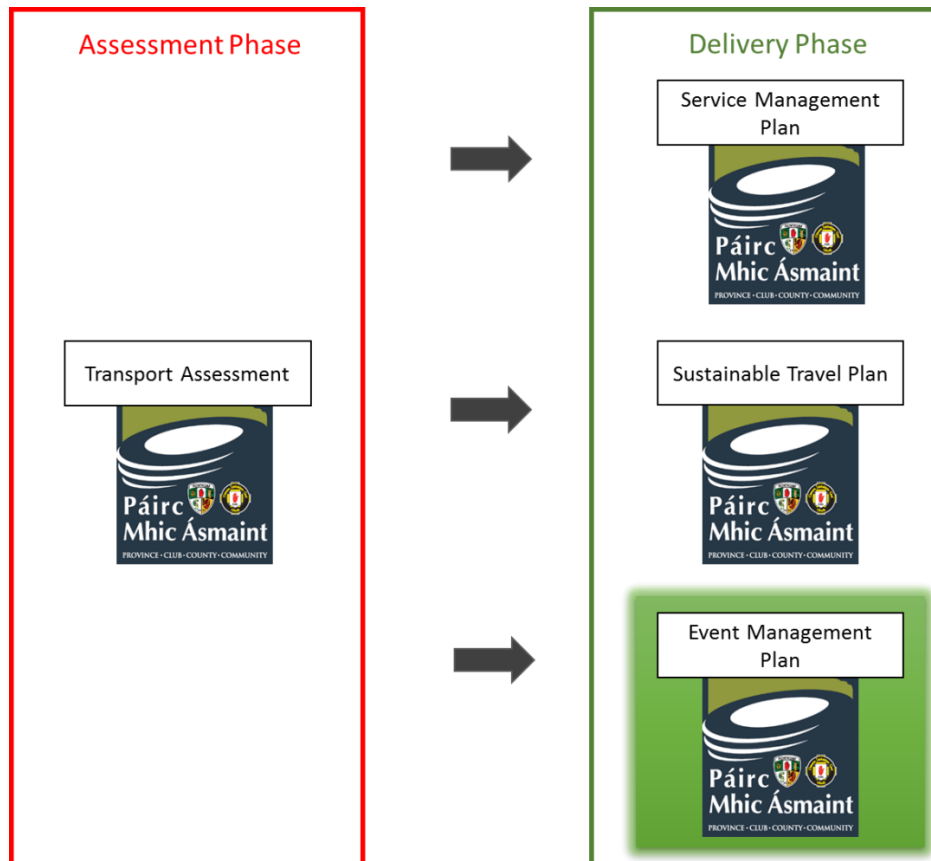
Development Proposals

- 1.3. The existing Casement Park Stadium is to be demolished to allow for the construction of the new facility which will accommodate 34,186 spectators, including 8175 standing (South Stand). The stands will include corporate facilities, bar/restaurant area, conference/community facilities, handball courts, and ancillary facilities comprising: medical and safety facilities, crowd control centre, event management suite and toilet facilities. Press facilities will also be included.
- 1.4. The stadium will include a standing terrace at the southern end and a variety of seating to include Premium, Corporate, VIP and Disabled
- 1.5. The changing rooms, warm up areas and associated facilities will include:
- 4 Changing rooms;
 - Warm up rooms;
 - Physio rooms;
 - Medical rooms;
 - Referee rooms;
 - Press conference area;
 - Player's lounge / VIP Area

Supporting Documents

- 1.6. Atkins has been commissioned to prepare a number of technical documents required to support the planning application and the associated Environmental Statement. Figure 1.1 summarises the required documents which consist of:
- A **Transport Assessment Report** – this reports identifies the traffic and transport impacts associated with activities at the Stadium and proposals for their mitigation;
 - A **Sustainable Travel Plan** – this report sets out the initiatives and activities required to encourage sustainable travel to the Stadium;
 - An **Event Management Plan** – this report sets out the arrangements required to manage transport and traffic movements for major events; and
 - A **Service Management Plan** – this report sets out how the stadium will be serviced in terms of goods and materials in and waste materials out.

Figure 1.1 Transport Supporting Documents



This Document

1.7. This document presents the **Event Management Plan (EMP)** for the Stadium. It sets out:

- The range of events that the Stadium is likely to accommodate;
- The actions required to ensure the satisfactory delivery of traffic and transport initiatives to facilitate travel to and from the stadium;
- The roles and responsibilities for those involved in undertaking these actions.

1.8. The GAA has extensive experience of running major events at venues such as Croke Park. Through a process of continuous improvement they have refined their management plans for events to maximise efficiency and minimise disruption. Whilst this document has focused on the travel and transport arrangements for events at Casement, before the stadium becomes operational, the GAA will develop a comprehensive operational plan to cover a range of issues including:

- Safety Plans;
- Control and Communications;
- Stadium Access Arrangements;
- Traffic Management;
- Resident Amenity;
- Evacuation Procedures; and
- Contingency Planning.

2. Transport Strategy

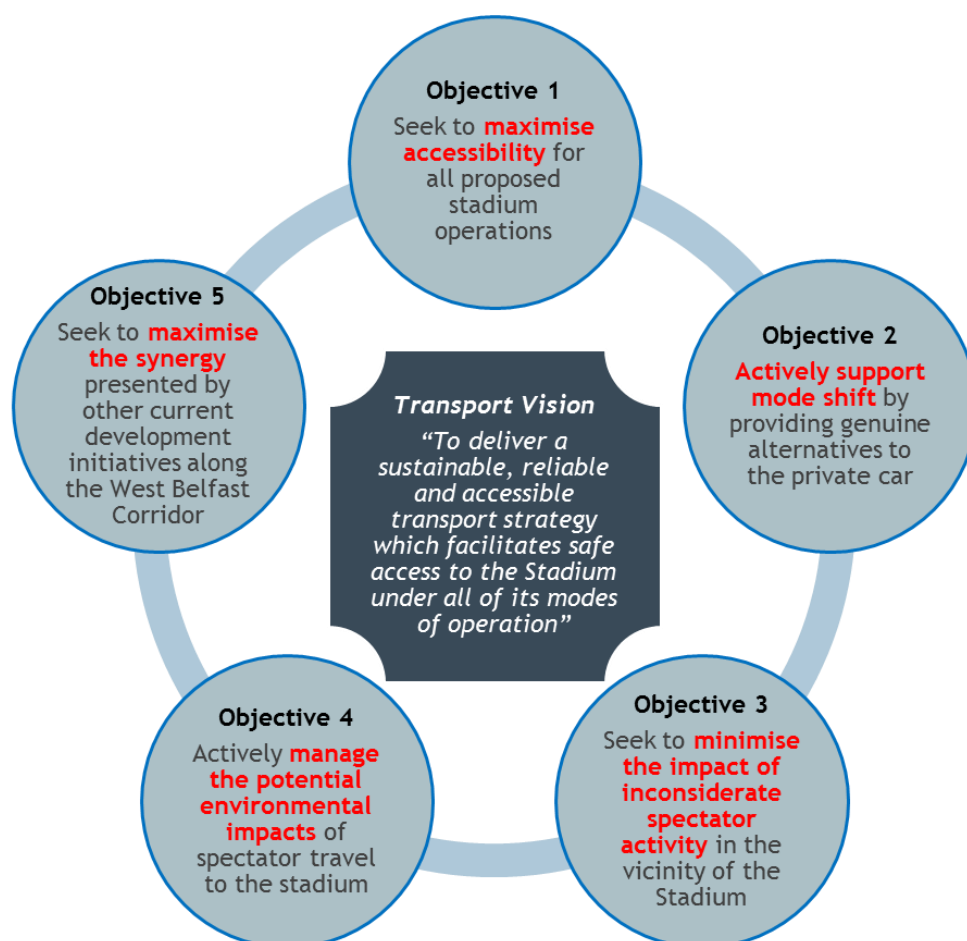
Overview

- 2.1. To support the redevelopment of the Casement Park Stadium, the GAA has developed proposals to address the transport requirements for spectators attending the new facility. These proposals represent a step change in the way that travel to the stadium is organised. Previous events at the existing stadium had little intervention from the GAA and spectators simply bought a ticket and made their way to the event by whichever means they chose.
- 2.2. For many this resulted in travel using their private car and parking on-street in the general vicinity of the stadium. There is some anecdotal evidence to suggest that this could on occasion result in localised traffic congestion and inconsiderate car parking. In response to concerns raised by some local residents, the GAA have taken a more pro-active approach to influencing spectator travel as part of this application and are proposing a series of initiatives to significantly mitigate the issues previously experienced.

Transport Objectives

- 2.3. A structured approach has been taken to developing an overall transport strategy which aligns with current transport policies and best practice. **Figure 2.1** presents a summary of the objectives defined to help guide the development of the strategy.

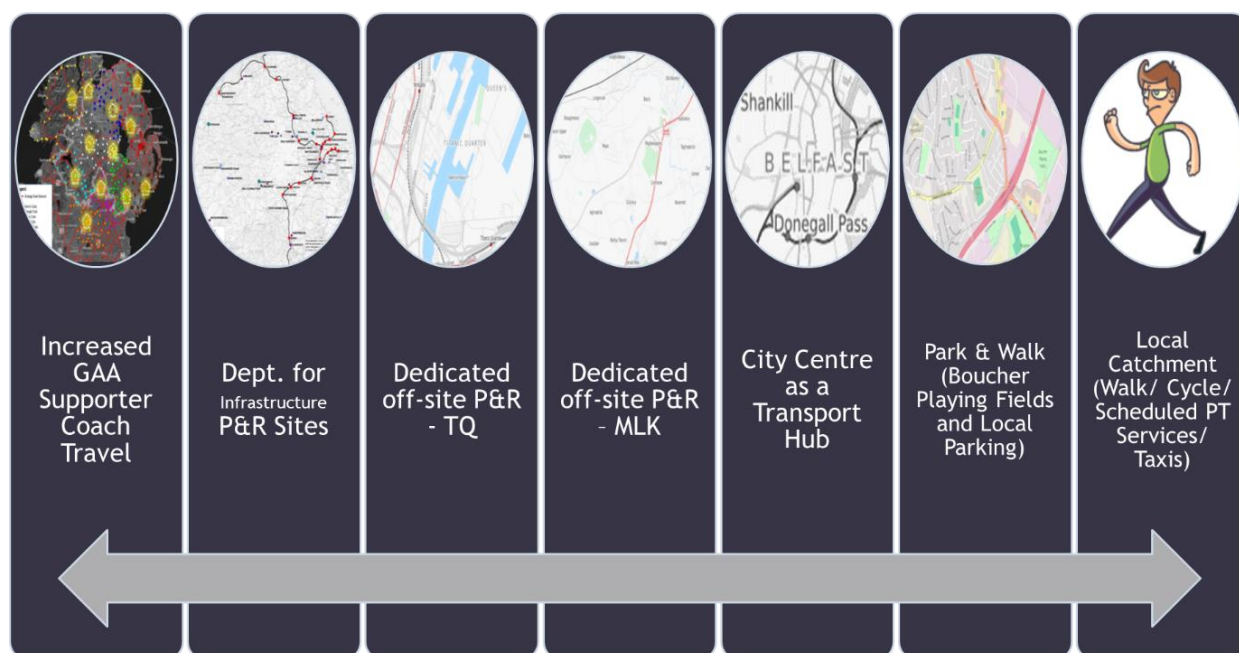
Figure 2.1 Transport Objectives



Transport Toolkit

- 2.4. In recognition of the range of events that will be held at the stadium a toolkit of travel options was developed that would provide a flexible structure which could accommodate the variation in spectator numbers that are likely to be experienced at the stadium. In particular, it was noted that for the most likely full capacity event – the Ulster Football Championship Final – the finalists could vary from year to year as would the travel routes for their spectators. The travel options therefore need to be flexible to allow for some significant variations from event to event and from year to year. **Figure 2.2** summarises the options developed.

Figure 2.2 Transport Toolkit



- 2.5. These transport options are summarised as follows:

- **GAA Supporter Coach Travel** – At present the GAA sell approximately 60% of match tickets through their network of clubs. This option builds upon this and incorporates coach travel to the Stadium from individual Clubs or 'Hubs' which may accommodate wider geographical catchment;
- **Department for Infrastructure Park & Ride Sites** – this option makes use of the network of Park and Ride sites currently used by commuters to reduce weekday congestion. These sites enable commuters to park their cars and continue their journey by getting a bus or sharing a car with a colleague or friend;
- **Dedicated Off-Site Park and Ride Sites** - the GAA have identified **locations for parking around the Belfast Harbour area** and Lisburn /Maze which can be utilised as Park & Ride options. **Potential locations** in the Lisburn/Maze Area are the Maze/Long Kesh site as well as **Down Royal Racecourse.**, Options **have been identified to provide flexibility and resilience;**
- **City Centre Transport Hub** – the GAA wish to encourage and support spectators to extend their stay in Belfast and to avail of other retail and visitor attractions. They have secured a number of car parking facilities in Belfast City Centre which will enable spectators to park their cars and travel to the stadium via public transport. **These car park locations are illustrated in Figure 6.2 of the Sustainable Travel Plan;**
- **Park & Walk at Boucher Playing Fields** – it is recognised that some spectators will still prefer to travel to Stadium and park their car within walking distance. Whilst this will not be actively encouraged by the GAA, to avoid spectators seeking to park on local streets, use of the hard standing area at Boucher Playing Fields as a car park will form one of the travel options;
- **Local Catchment Options** – Casement Park is situated on one of Belfast's strongest public transport corridors, supporting bus and black taxi services and the soon to be introduced

Belfast Rapid Transit. These services together with walk and cycle options will reduce the need for spectators local to the stadium to travel to the site by private car.

3. Forecast Range of Events

Overview

- 3.1. This Event Management Plan has been developed to support the redevelopment of the Casement Park Stadium by defining the actions required to enable the facility to successfully deliver a range of events. Whilst the overall Stadium capacity is 34,578 (comprising 34,186 spectators, 192 seats for press and 200 for players), full capacity events are likely to be limited to a small number each year. It is therefore important that the Plan has sufficient flexibility to support the full range of events likely to be experienced. This section of the Plan provides a brief overview of the various events anticipated.

Frequency of Use

- 3.2. Table 3.1 sets out a high-level summary of the anticipated frequency of the various events proposed for the Casement Park Stadium.

Table 3.1 Frequency of Use Summary

Use	Frequency of Event	Anticipated Months	Anticipated Days	Anticipated Hours
Sporting Events				
County Training	12-24 sessions annually	All year round	Week nights	Starting at 8pm Finish at 10pm
Schools Matches	8-12 matches annually with an attendance range of 200-2500;	School Terms September to June	Week nights	Starting at 8pm Finish at 10pm
Club Matches	25 matches annually with attendances ranging from 50-3500	February to November	Week nights	Starting at 8pm Finish at 10pm
County Matches	15-20 matches annually with attendances ranging from 500-5000	January to September	Week nights (likely to mainly be on a Wednesday)	Starting at 8pm Finish at 10pm
All Ireland Qualifiers	2-5 matches annually with attendance range 3,000-15,000	June and July	Saturday Sunday	Starting at 7pm Starting at 2pm*
Ulster Championship Semi-finals;	2 matches annually with attendances typically around 20,000	June	Saturday Sunday	Starting at 7pm Starting at 2pm*
Ulster Championship Final	1 match annually with attendance normally 32,000-34,186.	July	Sunday	Starting at 2pm*
Major Non- Sporting Events				
Concerts	Up to a maximum 3 outdoor music events per year up to 34,186 in attendance	June/ July/ August	Friday Saturday Sunday	Doors open at 4pm, Warm up act begins at 7pm, Main act 8pm, Finish 11pm.

**Depending on TV Scheduling this may be moved one hour either side*

- 3.3. The Transport Assessment (April 2018) provides further information in relation to the frequency of smaller scale events associated with Schools, Clubs and County Matches. The TA confirms

that these events make up the majority of sporting events (by number) to be held at the redeveloped Casement Park stadium

- 3.4. It should be noted that whilst Table 3.1 provides an overview of the type of events and activities anticipated at the Stadium, it is expected that this EMP will only be applicable at a small number of more significant events where spectator numbers are greater. However, should the Event Management Group (see paragraph 4.7) identify a need for some elements of the transport toolkit to be applied to lower attendance events, then the EMP can be applied flexibly to address those needs.

4. Role and Responsibilities

Overview

- 4.1. To ensure that this Event Management Plan is successfully implemented a clear management structure is required with defined roles and responsibilities agreed at the outset. This section of the Plan sets out the structure that is proposed for Casement Park and key roles.

Proposed Structure

- 4.2. Whilst the GAA, through the Ulster GAA and Antrim County Board will be responsible for the management of Casement Park Stadium, the successful delivery of events at the stadium will require a range of stakeholders, including members of the local community, who will provide essential inputs to the process of ensuring the sustainable and long term viability of the facility.
- 4.3. **Figure 4.1** presents an overview of the Event Management Group proposed for Casement Park. Representatives for the following organisations are expected:

- GAA through the appointment of a Travel Plan Co-ordinator;
- **DfI Roads** who are responsible for the management and operation of the road network;
- Translink who operate public transport services;
- Belfast City Council who can provide important guidance on the licencing for non-sporting events;
- Blue Light Services – PSNI, the NI Fire and Rescue and NI Ambulance Service;
- Traffic Management Company who will be employed by the GAA to manage the details of coning, signage etc;
- Local Community which may include local resident group representatives as well as selected community groups; and
- Local Businesses.

Figure 4.1 Event Management Group Structure



Roles and Responsibilities

- 4.4. The following sections **set out** the key roles for delivering this Event Management Plan. It should be noted that this Event Management Plan is a live document which will be subject to regular updates and revisions as required to ensure the successful delivery of events at Casement Park. As such some of the key roles and responsibilities may also need to be modified at a future point.

Travel Plan Coordinator

- 4.5. The Travel Plan Coordinator (TPC) is a key role in the successful delivery of events at Casement Park. The principal roles that the TPC will undertake relate to:

- The delivery of the Sustainable Travel Plan (see separate document) to encourage and facilitate access to the Stadium by means other than the private car; and
- Coordinating the activities and chairing the meetings of the Event Management Group to ensure the successful management of transport and traffic matters for major event days.

- 4.6. The TPC is a position that will be appointed directly by the GAA. There are a number of activities that will be led by the TPC in the delivery of the roles required of this position. Key activities are as follows:

- Liaison internally with the GAA at Ulster Council and Antrim County Board level to communicate and gather support regarding the delivery of sustainable staff, visitor and spectator travel to the Stadium;
- Liaison with the Stadium Manager to coordinate activities for all events held at the Stadium;
- Oversee procurement and regular communication with public and private transport operators to ensure forward planning for all events;
- Set up and coordinate regular meetings of the Event Management Group to ensure stakeholder engagement on all events at the Stadium;
- Ensuring regular communications with the Event Management Group to include issue of meeting minutes in a timely fashion and providing regular email communications to ensure early warning of key events;
- Undertake regular survey of Stadium users to understand mode share and travel patterns. This information will be used to review and refine the Event Management Plan and Sustainable Travel Plans on an annual basis to develop a programme of continuous improvement;
- Undertake regular consultation with the local community and business representatives to ensure that the GAA are fully apprised of issues and concerns and equally importantly to understand what works well in terms of travel and traffic arrangements; **and**
- **Monitor and report on other spectator related issues which may impact the local community. The timely gathering of litter and effective action against possible anti-social behaviour will be an important consideration particularly for local residents. The TPC will be required to deliver appropriate proposals as agreed with BCC to address these issues.**

Event Management Group

- 4.7. The successful delivery of events at Casement Park will require the involvement and expertise of a range of stakeholders as well as close coordination with the local community. The GAA appointed TPC will be required to convene this group and ensure they meet at regular intervals and are kept fully informed of all relevant issues. The make-up of this group may evolve over time but at this stage it is anticipated that it will consist of:

- **DfI Roads**, Department of Infrastructure – we would expect there to be at least one representative of **DfI Roads** to reflect the Department's wide ranging responsibilities on traffic and car parking matters. The individual undertaking this role will be required to undertake wider consultation within the Department to ensure all relevant disciplines are given a voice in this process;
- **Translink** - As the principal public transport operator in Northern Ireland, Translink's expertise in service operation and event transport will be invaluable in ensuring the successful delivery of major events. The GAA have identified Translink as an important delivery partner and their involvement in the Event Management Group will assist in the planning of events;
- **Belfast City Council** – have unrivalled knowledge with respect to the delivery of major events throughout the Belfast Council District. Their expertise in coordinating events will be invaluable in ensuring the successful delivery of events at Casement Park;
- **Emergency Services** – The emergency services, including the PSNI, the Ambulance Service and NI Fire and Rescue will also play an important role in providing input to the traffic arrangements for major events. Similarly, the events at Casement Park also have the potential to impact on the regular operations of the emergency services. The Event Management Group will provide a useful forum to facilitate regular dialogue;
- **Community** – The involvement of representatives from the local community either through community groups or resident organisations will be important to ensure the long term viability and sustainability of the Stadium. The GAA has undertaken a comprehensive public consultation exercise to support the Stadium design and planning application process. It will therefore be important to continue this dialogue through to the operation of the site and the Event Management Group will provide an excellent opportunity for this;
- **Local Businesses** – Many local businesses have engaged with the GAA during the consultation events during the planning stage. They have discussed matters such as traffic and parking arrangements and have expressed an interest in supporting events at the Stadium. It is important that they have some representation in the Event Management Group;
- **Traffic Management Contractors/ Survey Companies** – third party contractors may support Stadium events through provision of specialist traffic management services or spectator surveys/ interviews. It may therefore prove useful to include representatives from these organisations on occasion to provide their advice to the Group.

4.8. This Group will meet at regular intervals throughout the year with an agreed programme put in place by the TPC.

5. Event Management

Overview

- 5.1. As set out in section 3 of this document, there will be a range of sporting and non-sporting events throughout the year at the redeveloped Casement Park. This section sets out the various stages in the event management process and the associated activities which will be undertaken.

Event Management Process

- 5.2. The Event Management Process is divided into four stages:

- Stage 1 – Pre-Event Planning
- Stage 2 – Prior to Commencement of Event
- Stage 3 – During the Event
- Stage 4 – Post Event

- 5.3. The Travel Plan Coordinator is responsible for the organisation of all transport related matters and will assist the Stadium Manager in the delivery of the overall detailed Event Management Plan.

Stage 1 – Pre-Event Planning

- 5.4. The successful delivery of an event is dependent upon adequate pre-planning and it is essential that sufficient time is allowed for this. The fundamental component of the pre-planning of events at Casement Park will be the preparation of the detailed Event Management Plan for each specific event.

- 5.5. The detailed Event Management Plan will include the following information (where appropriate) as a minimum:

- Site Layout Plan
- Crowd Management Plan
- Means of escape provisions
- Stewarding details
- Special effects including information on the use of lasers
- Details of temporary structures
- Electrical systems being installed and testing arrangements
- First-aid provisions
- Sanitary accommodation, including provisions for disabled people
- Traffic/ Transport Management arrangements (see paragraph 5.7)
- Ticket sales for the event and details of outlets where they are being sold
- Noise Management Plan
- Details of fire-fighting equipment
- Waste disposal provisions
- General information, such as provision, access for the Emergency Services and site telephone number and event organisers lead contact numbers

- 5.6. A copy of a generic Belfast City Council Event Management Plan is provided at Appendix A. This document, which is standard procedure for managing large events, would be used as a framework upon which to develop a bespoke Detailed Event Management Plan for Casement Park. It is noted that the Stadium will have a range of bespoke safety plans and procedures in place with the Emergency Services which are separate and more detailed than this Event Management Plan. **The Detailed Event Management Plan will take cognisance of these plans also.**

- 5.7. With reference to the Traffic/ Transport Management arrangements a specific plan will be prepared to accompany the Detailed Event Management Plan and will set out information on the following:
- Details on the use of the Traffic Information Control Centre by **DfI Roads** and PSNI
 - Detailed Traffic Management Plans to include:
 - Locations to be coned off to restrict parking
 - Locations to be coned off to facilitate P&R shuttle bus services
 - Identification of which existing Motorway Gantry Variable Message Signs to be used
 - Locations of temporary Variable Message Signs
 - Local temporary wayfinding signage plan
 - Supporter Coach/ DfI P&R access/ egress routes
 - Supporter Coach/ DfI P&R drop off/ pick up points
 - Supporter Coach/ DfI P&R layover locations
 - Dedicated P&R shuttle bus routes
 - Dedicated P&R shuttle bus drop off/ pick point
 - Pedestrian access routes including wayfinding
 - Pedestrian routes to the rail halts at Finaghy and Balmoral
 - Private Taxi drop off/ pick up points
 - Access Routes for the use of the Boucher Playing Fields P&R site
- 5.8. For illustration purposes Figure 5.1 and Figure 5.2 shows the areas currently envisaged for specific treatment in terms of coning and other initiatives eg **Coach drop-off on Kennedy Way. Discussions have taken place with the PSNI and a specialist Traffic Management contractor to progress and refine these proposals. These plans will be agreed with stakeholders and finalised in advance of any major events occurring at the stadium or any other events where the Event Management Group consider such measures would be required / appropriate.**
- 5.9. These areas include:
- Supporter Coach Drop off/ Pick up points at:
 - St Teresa's PS, Glen Road
 - St Genevieve's High School, Stewartstown Road
 - **Maintenance of access routes for local residents to include:**
 - **Mooreland Park;**
 - **Mooreland Crescent;**
 - **Owenvarragh Park;**
 - **Stockmans lane**
 - Supporter Coach Layover at:
 - Lamb Dhearg
 - Woodlands Playing Fields
 - Blacks Road P&R
 - Monagh Bypass (Coned off one lane of the carriageway)
 - DfI P&R Coaches Drop off/ Pick Up at Blackstaff Road
 - Dedicated P&R Shuttle Coach Drop off/ Pick up at:
 - Kennedy Way Upper:- Coned off one lane (both sides) of the carriageway at (before and after match)
 - Kennedy Way Lower:- Coned off one lane of the carriageway at (southbound only after match)
 - City Centre P&R Shuttle BRT along Falls Road/ Andersonstown Road
 - Rail Halts
 - Finaghy
 - Balmoral
 - Boucher Playing Fields as a Park & Walk facility
 - Pedestrian access routes at;
 - Stewartstown Road
 - Finaghy Road North
 - Balmoral Avenue
 - Stockmans Lane

- Andersonstown Road
- Andersonstown residential area (route from St Teresa's)

5.10. See Appendix B for capacities of Coach Drop off/ Layover areas.

Figure 5.1 Traffic Management Arrangements (Sporting Events)

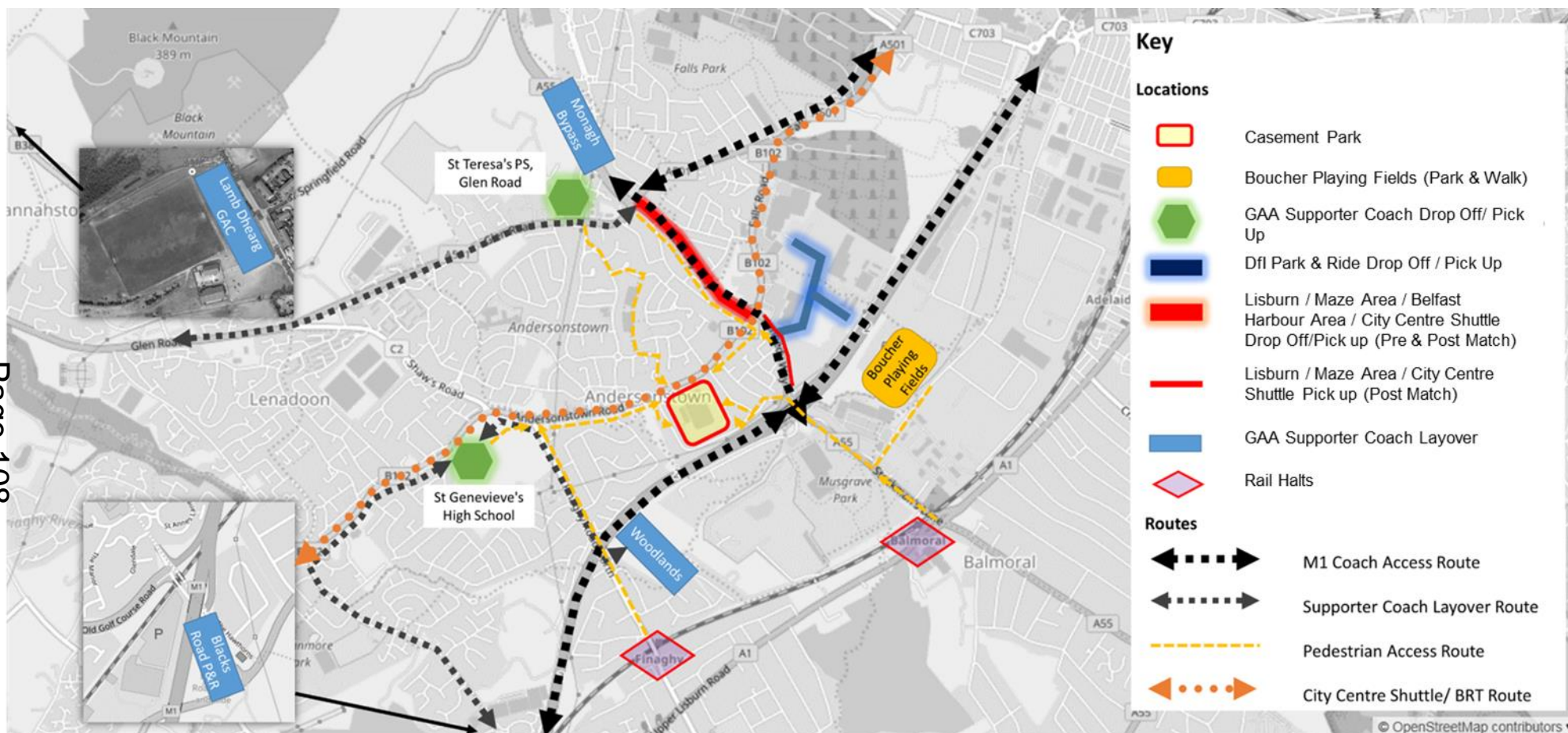
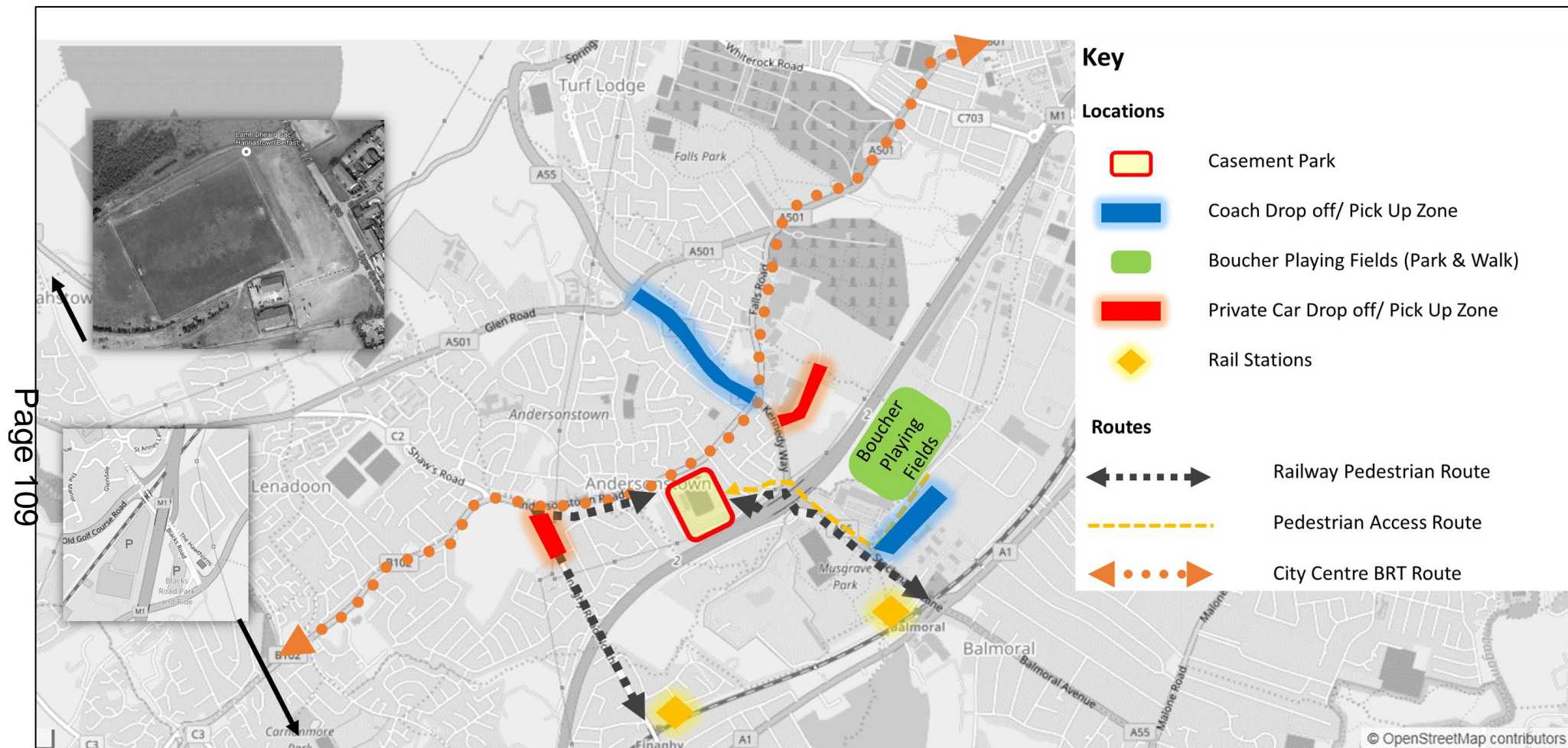


Figure 5.2 Traffic Management Arrangements (Concert Event)



Stage 2 – Prior to Commencement of Event

5.11. A number of activities will be required to be undertaken prior to the commencement of the event. These will include the implementation of the following strategies as developed by the Event Management Group:

- **Communications Strategy:** this will involve amongst other things providing clear spectator/visitor travel advice
- **Marketing & Promotion Strategy:** which will involve engagement with stakeholders to deliver specific initiatives as developed by the Event Management Group
- **Community Liaison Strategy:** which will consist of close collaboration with the local community and businesses to ensure that all parties are fully aware of the event details.

5.12. A Framework Communications Strategy has been prepared on behalf of the GAA by Aiken Public Relations. This framework, presented in Appendix C, identifies a number of initiatives and proposals for communicating with key stakeholders and the wider community. Whilst this framework provides some flavour for the initiatives to be employed these will be further developed in conjunction with the documents listed above.

Stage 3 – During the Event

5.13. The Travel Plan Coordinator will be the key contact point for all transport related matters whilst the event is taking place. This will primarily include:

Liaison with the Stewards

5.14. This is to ensure that:

- Spectators are arriving to the Stadium safely
- Spectators are being directed to their appropriate Stadium Entrances in line with their ticket allocation
- Spectators are not parking their cars in the local residential street network of:
 - Owenvarragh Park
 - Owenvarragh Gardens
 - Mooreland Park
 - Morreland Drive
 - Mooreland Crescent
 - Stockmans Lane
 - Stockmans Avenue
 - Stockmans Crescent
 - Stockmans Drive
- Spectators are being respectful of the local environment including the local residential streets
- Coach operators are being directed to the appropriate locations and that they are adhering to their designated access routes, drop off points and layover locations

Liaison with the PSNI:

5.15. This is to ensure that:

- On the surrounding road network, the Stewards are receiving sufficient support with regards to the activities listed under paragraph 5.14 above.
- The spectators are accessing and egressing the stadium safely. This will be monitored from the Stadium Control Room.
- Any potential traffic congestion on the surrounding road network is being managed in the most efficient way possible. This will be monitored from the DfI Roads Traffic Information Control Centre.

Spectator Travel Survey:

5.16. The Travel Plan Coordinator will manage the collection of a Spectator Travel Survey - example questions that may be included in this document are provided at Appendix A of the separate Sustainable Travel Plan.

- 5.17.** The Spectator Travel Survey will be used as an evidence base to understand how travel patterns to the stadium are evolving and will be a key component of the **regular reviews undertaken through** the Event Management Group. **This will also help in informing of lessons learnt which in turn may lead to changes and refinements to the Event Management Plan process.**

Stage 4 – Post Event

- 5.18. Once an event has finished, the following activities will be undertaken:
- **Liaison with Belfast City Council to coordinate a dedicated refuse collection of the local street network. It will be necessary to agree a programme of cleansing operations with BCC to ensure that any inconsiderate spectator activities are mitigated. This will apply to both sporting events and music concerts as appropriate**
 - Distribution, collection and analysis of a post event feedback form covering the local residential street network set out at paragraph 5.13. This will capture any issues noted on the day of the event and will help ascertain which elements of the Event Management Plan were particularly successful
 - The Event Management Group will come together after every major event to undertake a post event evaluation exercise which will include:
 - What worked well?
 - What did not work?
 - What are the areas that need improvement?
 - Agreement on tasks which need to be undertaken in the intervening period before the next major event is due to take place.

6. Traffic Management, Signage and Wayfinding

Introduction

- 6.1. The **Travel Planning Coordinator (TPC)** will work with the Event Management Group and other stakeholders to ensure all events at Casement Park are suitably planned in advance and in general accordance with this Event Management Plan.
- 6.2. As set out in the previous section major events in particular will require detailed operational planning to ensure that traffic is properly managed and the requisite parking controls are in place to support and protect the local community.
- 6.3. This section of the Plan assesses the key arrangements that we propose to be in place.

Traffic Management

- 6.4. As stated previously the transport for each event will be drawn from a toolkit of options as set out and assessed in the separate Transport Assessment Report. Depending on the options selected, complementary arrangements for traffic management and signage will be prepared and implemented, **eg if MLK or Down Royal are utilised as Park & Ride venues then appropriate signage will be employed to direct traffic accordingly**
- 6.5. The GAA will appoint a specialist contractor to provide any necessary support in this regard. Any operations undertaken by the appointed contractor will be subject to advanced planning with **DfI Roads** and formal approval by the Event Management Group. The GAA will be responsible for funding all operations undertaken by this contractor.
- 6.6. It should be noted that in some instances 'Police No Waiting' signs will be required to provide the necessary authority for particular measures to be put in place and to be fully enforceable. It is noted that these can only be put in place by the PSNI or the PSNI appointed Traffic Management Contractor. In such instances the GAA will be responsible for covering any costs arising from their use at Casement Park Stadium.

Signage and Wayfinding

- 6.7. Casement Park will facilitate a range of events in terms of their scale and geographical catchment of the spectators involved. Such events can range from Antrim Club Championship events to Ulster Championship events and possibly All Ireland qualifiers. The Stadium will therefore attract a wide range of spectators from those who live locally to those spread throughout the nine counties of Ulster, some of whom may never have visited the Stadium nor indeed Belfast. The provision of clear and appropriate signage for these events will be critical for their efficient operation and to ensure ease of access for all visitors.
- 6.8. The GAA will be responsible for all signage in the city and on the approaches to the city if required to support the events. This will include Variable Message Signs (VMS) as well as wayfinding signage for pedestrians. Initial discussions have taken place with **DfI Roads representatives** and it is understood that the existing VMS on the motorway approaches to Belfast will be available to support event management as long as there are no emergency or road safety events that will take precedent.
- 6.9. Additional temporary signage may be required to identify traffic routes and car parking accesses. As stated any additional requirements will be met by a third party contractor appointed (and funded) by the GAA. Pedestrian wayfinding will also be considered in advance to ensure spectators can negotiate the local road network in a safe and efficient manner when accessing the Stadium. **Mobile 'App' based technology will also be used to 'push' notifications and travel**

updates to spectators to ensure they are kept up to date with the latest traffic conditions and access routes. The App utilises currently available technology and will provide a valuable control mechanism by linking travel and ticket sales.

Event Stewards

6.10. It is anticipated that event stewards will be required to undertake a range of duties to support the activities of the Traffic Management Contractor and the PSNI. Approximately 300 stewards are expected to be drawn from local Gaelic clubs and the local community to ensure familiarity with the surrounding environment. They will undertake a range of tasks including:

- Maintaining access to local streets to minimise the potential for spectators to park in the streets adjacent to the Stadium. They will maintain access for local residents and ensure adequate road space for emergency services. Stewards will work closely with PSNI to control vehicular access to local streets during major events following a protocol that will be agreed in advance with residents;
- Support the traffic management proposals at key locations such as Kennedy Way and Finaghy Road North;
- Provide guidance to spectators and assist PSNI directing traffic in accordance with the agreed traffic management plan;
- Managing vehicular accesses into the Stadium to assist teams and officials;
- Managing and controlling any car parks used by spectators including at Boucher Road playing fields. They will ensure the safe and efficient use of the car parks and will remain in place throughout the duration of the events; and
- Finally it is anticipated that a number of Stewards will be available in the general environs of the Stadium to provide information and support to spectators visiting the Stadium to ensure they approach the Stadium from an appropriate direction.

6.11. These stewards will either utilise sustainable travel modes to access the stadium to take up their posts or alternatively will park at local GAA clubs and will travel to the stadium via minibus. They will receive suitable training to ensure they can satisfactorily execute their required duties and to ensure they meet all health and safety requirements. The general principles of their duties have been established through discussion with the PSNI.

Traffic Control

6.12. Discussions with DfI Roads and the PSNI have indicated that major events would benefit from traffic activity being monitored and controlled from the Traffic Information and Control Centre (TICC) in the Harbour Estate. This DfI Roads facility has a network of observation cameras and computer linked traffic signals enabling problems and incidents to be controlled remotely thus mitigating any resultant congestion.

6.13. The GAA will liaise with DfI Roads and the PSNI to ensure that the TICC is available for major events and that the camera coverage is sufficient to comprehensively cover the area of influence for the Stadium. Additional cameras may be required.

Emergency Services

6.14. Maintaining access to the local area for emergency services will be an important consideration for the Event Management Group. Likewise specific arrangements will be put in place to ensure access to the Stadium is maintained also. Significant discussion has taken place with the emergency services through the Safety Technical Group to ensure the blue light requirements can be accommodate within the event plans.

- 6.15. The Travel Plan Coordinator will liaise closely with the local community, particularly those residents living in close proximity to the stadium, to ensure that specific requirements such as medical or carer visits are facilitated and incorporated into event plans.
- 6.16. Access will be maintained via the Andersonstown Road and into the stadium via the carpark access and service accesses. Routes will be kept clear with Stewards working with emergency services in key residential areas and traffic routes. Initial discussions have been held with the PSNI to identify preliminary proposals for maintaining the necessary access routes. Likewise workshops have been held with all relevant stakeholders (including PSNI) to review safety measures and access routes for emergency services in the event of a major stadium evacuation.

Contingency Plans

- 6.17. The Emergency Services will have a Safety Plan in place setting out key procedures covering a range of scenarios for the safe operation of the Stadium and for dealing with incidents outside of the stadium during an event. The TPC will ensure that the Event Management Plan will have a number of contingency options in place to deal with unforeseen eventualities.
- 6.18. Any interruption to the operation of a transport node, any obstacle to the use of designated pedestrian routes, an unplanned disruptive event or an emergency situation, the TPC will take action to manage pedestrian and traffic flows via an alternative route. Communication and securing of these routes by:
- Radio link to traffic stewards;
 - Radio Link to Emergency Services;
 - VMS to inform public; and
 - Management of park and ride nodes and coaches.

First Aid

- 6.19. Casement Park will have a comprehensive medical plan in place for events held at the stadium. These include dedicated first aid treatment areas and, in the case of major events, the presence of ambulances within the stadium to ensure speedy transfer to hospital for those sick or injured who require such treatment.
- 6.20. For major events further medical cover will also be provided on-site through one of the volunteer first aid organisations. Three doctors will also be in place and the ambulance service will have a representative in the Stadium Control Room.

7. Summary

7.1. This document presents the Event Management Plan for the redeveloped Casement Park Stadium. The Plan sets out:

- The range of events that the Stadium is likely to accommodate;
- The actions required to ensure the satisfactory delivery of traffic and transport initiatives to facilitate travel to and from the stadium;
- The roles and responsibilities for those involved in undertaking these actions.

7.2. This EMP provides high level information with regards to:

- The Casement Park transport strategy
- The Casement Park transport objectives
- The transport toolkit of travel options
- Forecast range of events anticipated at the Stadium
- Identification the members of the Event Management Group
- The roles and responsibilities of the Event Management Group

7.3. It also defines a process for the specific stages of Event Management which are:

- Stage 1 – Pre-Event Planning
- Stage 2 – Prior to Commencement of Event
- Stage 3 – During the Event
- Stage 4 – Post Event

7.4. Further information is provided in terms of:

- Traffic Management
- Signage and Wayfinding
- Event Stewards
- Traffic Control
- Emergency Services
- Contingency Plans
- First Aid

7.5. This EMP is a live document and provides a framework for developing the detailed Event Management Plans for each of the specific events to held at the Casement Park Stadium. These will be prepared and ratified by the Event Management Group who will continuously seek to refine and improve travel proposals for the stadium, reflecting lessons learnt through the travel plan monitoring process. The GAA has extensive experience of preparing Event Management Plans for major events such as those held at Croke Park. This experience has enabled them to refine their plans in response to changing circumstances and issues to ensure events are run efficiently and with minimal disruption.

7.6. Whilst this document has been prepared primarily to support larger scale events at Casement Park Stadium, the EMP may be used to identify specific measures from the transport toolkit to support smaller scale events- flexibility is therefore required in the application of the EMP.

Appendices

Appendix A. BCC Framework EMP

XX ORGANISATION NAME HERE XX

Event Management Plan and Guidance Notes

Event Name	
Event Location	
Event Date	
Completed by	
Document last updated	

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1. Introduction

The purpose of this document is to provide broad guidance notes for event organisers planning to hold an event within Wychavon. The document also provides sections that should be completed to help you develop a detailed EMP (Event Management Plan). It is recommended that you save a new version of the document and complete all sections in blue; after all sections have been addressed you will have an EMP for your event. Remember to delete all the guidance text once you have completed the template.

2. Event management

2.1. Pre Planning

The success of any event is always dependant upon adequate pre planning and it is essential that you allow enough lead-time to ensure that your event is a success. By addressing the why, what, where, when and who early in your planning process, it will help you to make informed decisions during the event planning process.

- **Why** – it really is worth asking this question at the very beginning, sometimes you may find that the answer is not immediately obvious. By addressing the why it will help your organising committee establish the core values of your event. Establishing the core values will help you design your event and develop the 'who' and therefore 'what' elements you should include as part of your event programme.
- **What** – you need to decide what it is that you will present at your event. Your core values will provide direction here. Knowing who your target audience is will help you identify what elements should be at your event. Try to put yourself in the shoes of someone from your target audience, what are there interests, what will attract and excite them at your event.
- **Where** – some things that should be considered when deciding on your event venue include: site area, access, community impact, transport, car parking, ground conditions and existing facilities such as toilets. It is also worth considering your venue in terms of your target audience, is the location accessible to your main target audience?
- **When** – consider your event date in terms of some of the following: other events, day of the week, do your opening times suit your audience and the likely weather conditions at that time of the year.
- **Who** – this is one of the most important points to consider in your pre planning process. Identifying the 'who' will come from your 'why' and the identification of the core values. Your 'who' may also mean you need to give special consideration for facilities such as young children, teenagers, the elderly or disabled.

2.2. Event overview

Provide a paragraph(s) here that provides an executive summary of the event.

--

2.3. Key event management contacts

Populate the following table with the names, roles, responsibilities and contact details of the key people involved in organising your event.

Any event should always have one person who is ultimately responsible for all aspects of the event. Depending on the nature and scale of the event a number of other people will have key tasks and responsibilities allocated to them, but will report to the event manager.

Name	Role	Responsibility	Contact (Mbl Pref) & radio channel if radio allocated

2.4. Key event contacts – other

Populate the below table with all the other key contacts for your event.

You as the event organiser should start collating the details of all people that will have some involvement with your event. This could be event suppliers, stallholders, emergency contacts, council contacts etc. While it is not necessary that we (council events team) have this list it is important that you create comprehensive list. This helps with your event planning and event management on the day. There is nothing worse than the main stage act not showing up on time and you don't know how to contact them!

Suppliers (marquees, catering etc)				
Organisation	Contact	Service	Contact details	Notes
Authorities (fire, police, first aid etc)				
Organisation	Contact	Service	Contact details	Notes
Artists / Entertainment				
Organisation	Contact	Service	Contact details	Notes

2.5. Staffing

Over and above the key event management contacts you have documented under section 2.3 please list here the other staff that will be required to deliver your event.

It is important that you think carefully about your event and the level of staffing that will be required. It is easy to underestimate how many staff will be required to plan and successfully run your event. Following an event design process and completing a risk assessment will help to ensure that you allocate adequate staff to the event, thus ensuring it is effectively managed and is safe for the public and your staff.

2.6. Organisational matrix

Create a simple organisational matrix below.

For smaller and community based events an organisational matrix should still be developed. It helps everyone understand the management structure and who is responsible for what. It is also an essential element in your emergency response planning. If an incident occurs it is crucial that your staff, the public or emergency services know the chain of command. The below example is a very simple structure, you should highlight the levels of command and the protocols for communication up and down the hierarchy.

Police / Emergency services				
		Event manager		
Security manager	Safety manager	Production manager	Artist manager	Volunteer manager
Security staff		Production staff	Stage manager	Volunteers
Stewards		Crew	Stage crew	

2.7. Programme & production schedule

Please populate the below production schedules.

It's important that you produce and document an event day programme; this not only helps your event management on the day but also allows you to promote your programme to your audience prior and during the event.

A production schedule is also an essential element in successful event management, it ensures tasks are done on time and not forgotten, with so much to think about it is easy to forget things if you don't document each and every task. Regardless of the scale of the event you should document what needs to be done prior, during and after the event to ensure all tasks are carried out in a timely manner. A simple production schedule that can be used is provided below with an example in each.

Production Schedule XXXXXX event – prior to event day							
Date	Task	Start	Finish	Resources/ who	Notes	In Hand	Complete
20/06/2009	Pick-up event signage from sign writer	10am	12 noon	Van + Bill & Ben	Take cheque for payment	X Van booked	
Production Schedule XXXXXX event – event day							
Task		Start	Finish	Resources/ who	Notes	In Hand	Complete
Stall holders arrive on site		7am	9am	Stalls coordinator - Sam	All vehicles off site by 9.30 and no further vehicle movements	X stalls coordinator briefed	
Production Schedule XXXXXX event – post event							
Date	Task	Start	Finish	Resources/ who	Notes	In Hand	Complete
25/06/2009	Return generator	9am	10am	Van + Tom	Make sure cables go back	X	

2.8. Run sheet

You can use the below table as a template to develop a run sheet for your event.

A run sheet is a useful tool when your event has multiply activities occurring across the day at different locations within the event site. For example you may have a stage, arena area and walkabout entertainment. Therefore it's important you programme all the activities in a sensible and logical manner to make the event flow for your audience. For example you could programme an arena act to start shortly after a stage act has finished, this gives time for a stage changeover without a total absence of entertainment to keep your audience entertained. Run sheets can be as detailed as seconds for a stage production, however for smaller outdoor events increments of between 5 and 15 minutes usually works well. The LBH events team can provide further assistance in regards to run sheets if required. An example of a basic run sheet is provided below.

Please note that often a separate stage run sheet should be developed that is in minute increments, this helps to ensure a professional and seamless stage programme is presented.

	Stage and arena programme event						
Times							

3. Health and safety

3.1. *Your responsibility for health and safety at your event*

The Health and Safety at Work Act 1974 <http://www.hse.gov.uk/legislation/hswa.htm> is the primary piece of legislation that covers health and safety at work. Even if you are a community organisation with no employees it is still your responsibility to ensure that your event and any contractors are operating legally and safely. To this, it is essential that you address the following headings to ensure that you have taken all steps that is reasonably practical to ensure your event is safe and complies with all health and safety law and guidelines.

3.2. *Risk assessments and management*

Please provide a copy of your completed risk assessment using the Wychavon District Council template.

Will be undertaken when all partners are fully engaged

You can also refer to the HSE (Health and Safety Executive) 5 Steps to Successful Risk Assessment <http://www.hse.gov.uk/risk/fivesteps.htm>

3.3. *Risk assessments – other contractors*

Please list here all other contractors associated with your event that you will need to collect copies of their risk assessments.

3.4. Security

Most events, although not all, will require some professional security. The main purpose of security and stewarding is crowd control and it will be your risk assessment that will identify what your security requirements will be. When assessing the security needs of your event give consideration to the following; venue location, date, operating times, target demographic, planned attendance numbers, fenced or open site etc.

[Document your security plan here.](#)

Security at events must be SIA (Security Industry Authority) registered. More information is available at <http://www.sia.homeoffice.gov.uk/Pages/home.aspx>

More information on security at outdoor events is available in the HSE Event Safety Guide Chapter 6 Crowd Management – Page 51

3.5. Stewarding

In addition to your own organisations staffing requirements you will also need to consider stewarding requirements.

[Document your stewarding plan here.](#)

Some key points to consider when developing your plan are:

- Your risk assessment will help you identify your requirements
- Stewards require training and briefings to ensure they are fully aware of their duties and responsibilities
- You must ensure that you develop a communications plan for all staff, including stewards as they need to understand how they can cascade information or report incidents during the event
- Give consideration to; venue location, date, operating times, target demographic, planned attendance numbers, fenced or open site etc

3.6. Emergency procedures

[Please document here what emergency procedures you will have in place for your event.](#)

Once again your risk assessment should help you document your procedures. Think about what you will do if a fire occurs, where on the site will you evacuate people? How will you communicate this instruction to your audience? Who will take responsibility for these decisions? What systems do you have in place to contact emergency services?

It is important that you document your procedures and communicate this with all your event staff, contractors and volunteers, as well as making the emergency services aware of your event. Emergency procedures will always include definitions, i.e. when does an incident become major and therefore the management of the incident is handed over to the police.

Further guidance can also be obtained from the HSE Event Safety Guide page 31 Chapter 4 – Major Incident Planning

3.7. *First aid / medical cover*

Please document here what first aid and or medical cover you will have at your event.

The HSE (Health and Safety Executive) Event Safety Guide provides a template that helps you establish your first aid, medical and ambulance requirements.

3.8. *Electricity*

If you are including electrical supply as part of your event please document the details here.

The electricity supply is a permanent supply installed specifically for events

Temporary electrical installations are subject to the same standards and regulations as permanent electrical installations and must comply with the general requirements of the Electricity at Work Regulations 1989. Any event that has electrical supply included must have a competent electrician sign-off the installation prior to the event starting. Further information on electrical installations for events in Hackney green spaces is available upon request or refer to the HSE website for detailed information on electrical safety
<http://www.hse.gov.uk/electricity/index.htm>

3.9. *Fire safety at your event*

You must address the area of fire safety for your event. As stated under 3.2 Risk Assessments and Management you need to include the risk of fire in your event risk assessment.

Please confirm here that you have addressed the fire risk in your event risk assessment. Also document how you have addressed the key areas of the fire risk assessment process highlighted below:

- Identify the fire hazards, i.e. sources of ignition, fuel and oxygen
- Identify people at risk within and surrounding your site and those at highest risk
- Evaluate the risk of a fire occurring and evaluate the risk to people should a fire occur
- Remove or reduce fire hazards and remove or reduce the risks to people
- Consider the following: detection and warning, fire fighting, escape routes, signs and notices, lighting, maintenance
- Recording significant findings and action taken
- Prepare and emergency plan
- Inform and instruct relevant people, provide training
- Keep assessment under review and revise where necessary

Useful resources for fire safety planning include:

<http://www.communities.gov.uk/publications/fire/firesafetyassessment>

Fire Safety Risk Assessment – open air events and venues (downloadable from above website)

Guide to Fire Precautions in Existing Places of Entertainment and Like Premises – Home

9

Office – Chapter 13 page 136 'Special Provisions for Temporary Structures and places of Entertainment which are under cover in otherwise open air situations'

3.10. *Fun fairs and inflatable play equipment*

If you plan to have bouncy castles, rides or a fun fair at your event you must carry out a number of checks and collect a range of documentation for their safe usage

Please include here any inflatable play equipment you intend to have at your event.

None will be used

Points you will need to address before approval is granted for any piece of inflatable play equipment are:

- Is the operator conforming to the PIPA Scheme?
- Have they carried out the daily checks on the equipment as required by EIS7
- When was the equipment last fully inspected?
- Will you get full instructions on its SAFE operation?
- Has the inflatable a PIPA tag?
- Do you have a copy of the current PIPA test certificate for this equipment
- If it is set it up with the blower unit at 1.2 metres distance will it still fit on my site?
- Is the equipment clearly marked as to its limitations of use (max. user height etc.)?
- Are you a member of a relevant association (AIMODS, NAIH or BIHA)?
(Check this against the relevant web site listing (See Participating Organisations))
- Do they have £5 million Public Liability Insurance?

Further guidance on the British Standards and law relating to inflatable play equipment is available on the PIPA Inflatable Play Inspection Scheme website

<http://www.pipa.org.uk/index.asp>

Please include here any rides or fun fairs you intend to have at your event.

Points you will need to address before approval is granted for any ride or fun fair are:

- Any stand-alone ride or rides that are part of a fun fair must be part of the ADIPS (Amusement Device Inspection Procedures Scheme) scheme
- The operator must provide you with a copy of their In Service Annual Inspection papers and copy of these must be provided to the Events Team
- The operator must also confirm in writing that that adhere and operate under the HSG175 Fairgrounds and Amusement Parks – Guidance on Safe Practice

Further information is available on the HSE website in regards to the ADIPS scheme at

<http://www.hse.gov.uk/pubns/etis8.htm>

HSG175 Fairgrounds and Amusement Parks – Guidance on Safe Practice document may provide useful information

3.11. Temporary demountable structures

The use of temporary demountable structures at events is an area that is broad and complex. For a small event it may simply be some market stalls and a marquee. Larger events and festival may include stages, grandstands, lighting towers, gantries, site offices etc. Depending on the scale and types of structure, different authorities will be required to be involved in the approval process. If structures are planned to be in place for extended periods of time then planning permissions may be required. Larger temporary constructions would require independent engineers to sign-off structures before they can be used. So you can see that this is an area that requires careful consideration by the local authority prior to approval.

Please provide a detailed list of all temporary structures you plan to bring onto your event site. Include what procedures you will follow to ensure all structures are supplied by a competent contractor.

- All suppliers will need to supply you with a copy of their public liability and employee insurance certificates
- All suppliers will need to provide you with relevant risk assessments and method statements relating to the product they are supplying for your event
- Suppliers will provide a signed hand over inspection once the structure is completed to say that it is safe and ready for use
- You need to consider all other health and safety aspects relating to any temporary structure

3.12. Animals at Events

The Event Organiser shall furthermore at all times abide by the obligations and the duty of care imposed on him by the Animal Welfare Act 2006.

Please provide a detailed list of all animals you plan to bring onto your event site. Include copies of all relevant licences / registration documentations for each animal.

- Please refer to the Terms and Conditions section 6.13 for the information regarding animals at events

4. Communications

The importance of communications when planning and delivering an event is paramount. You need to consider three main areas of communication when developing your event.

1. Communicating with your planning team pre event to ensure all people are aware of all what is being proposed. It is also essential that you communicate your event plans to the residents and businesses in the surrounding area, the earlier the better.
2. Communications on the day of the event, ensuring that there is a clear communications plan in place and that all stakeholders are familiar with the plan. You also need to make sure that you have the practical tools to make the communication plan work on the day, this could include radios, mobile phones, runners (staff to run errands and messages) and a public address system.

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3. Audience communication needs to be considered to make the visitor experience enjoyable and seamless. Elements here could include flyers, site plans, signage, public address system, stage schedules, MC's and information points.

4.1. Event communications – Surrounding residents

Document here how you are going to communicate your event plans to surrounding residents and businesses

Co-ordinated Countywide media campaign supplemented by local posters, letters to businesses

4.2. Event day communications - Audience

Document here what plans you have in place for communication with your audience on the day, take note of point 3 above.

Use of the PA system in Victoria Square

More information on event communication can be found in the HSE Event Safety Guide Chapter 5 Communication – page 42

4.3. Event day communications – Internal

Document here what plans you have in place for your event day communication for event staff and emergency services, both on site and off site.

Key points to consider when developing your plan are:

- Ensure that under 2.3 Key Event Management Contact you list phone contact details and radio channel details if radios are being used
- Ensure that via your organisation matrix (2.6) all people working on your event understand the chain of command and therefore who they will contact should they need to report an incident or cascade information
- Your communications plan needs to be developed taking into consider the organisational matrix and the emergency response plan

More information on event communication can be found in the HSE Event Safety Guide Chapter 5 Communication – page 42

5. Lost children

Please document here what your lost children's policy and procedures are.

You must ensure that you develop a lost children's policy and make all event staff and volunteers familiar with the procedures and policy. Some important points to consider when developing your policy are:

- Identify arrangements for the 'safe' care of children until such time that they can be reunited with their parent/s or guardian

- There should be a clearly advertised point for information on lost children
- Lost children should never be left in the care of a sole adult, always ensure that there are at least two adults that have the appropriate CRB (Criminal Records Bureau) checks in place. More information on CRB can be found <http://www.crb.homeoffice.gov.uk/>
- If a lost child is found and reported to one of the event staff a message should be communicated to all event staff as per the communication plan (radio, phone, in person to event control point) that a 'code word' at 'location'. Two staff should then remain with the child at this point for a period of 10 minutes to allow for a possible quick reunification.
- If after 10 minutes there has been no reunification then the child should be taken to the designated lost children's point by two members of staff. If possible this point should be adjacent to your event control point or the first aid/medical area.
- All incidents need be logged, ensuring all details are recorded.
- The CRB checked staff should try to ascertain a description of the child's guardian, their name, mobile number if known and a description.
- The child and the parent/s guardian should not be reunited until a match has been established. To this if a parent comes to the lost children's point claiming they have a lost child they must provide a signature and identification along with a description of their child, this could include age, clothing, hair colour, height etc.
- If there is any reluctance from the child to go with the adult then you should inform the police.
- Once a lost child incident has been resolved you must inform all staff that the 'code' has been resolved. Complete the report and log.

Further information on lost children and general welfare of children at events is available from the [HSE Event Safety Guide – Chapter 22 page 144](#).

6. Licensing

6.1. Premises and Liquor Licensing

If your event is including any licensable activity please provide details here.

- Liquor Licensing

7. Insurance

You must also ensure that any contractors that you are engaging also hold public liability insurance and any other appropriate insurance, i.e. product liability, employee insurance.

Please confirm that you hold public liability insurance to the minimum value of £5 million and that a copy of the policy has been forwarded to the Events Team.

- You will also need to ensure that you hold copies of all contractors relevant insurance and that copies of such can be provided to the Events Team upon request

8. Provision of food

Document details here of any catering and or provision of food you plan to provide at your event. Please note that all details of any catering concessions should be listed under 2.4 Key Event Contacts

9. Site considerations

9.1. Site Plan

Please include a copy of you site plan within this document or as separate attachment.

A site plan must be submitted for each and every event. As this template has been designed to assist smaller event organisers we do not expect you to supply a site plan of a standard that we would anticipate from a larger professional event organiser, however the more accurate and detailed the plan the better. It will help you execute the site build and production elements of your event.

Your site plan should include the following:

Placement of all temporary structures	All other site infrastructure
Any fencing or barriers	Generator or power sources
Power supply runs (cables)	Entry and exit points
Emergency exits and assembly points	First aid points
Information point	Lost children's point
Vehicle entry points	Any event décor, i.e. flags, banners etc

Be aware that you may want to create two versions of a site plan, one that you would use at the site on the day to provide event participants with information and another version that is purely for your management team. Accurate site plans are very helpful when you are doing the site build as you are able to clearly direct people when they arrive on-site to their correct position. Site plans are also a useful tool in the event design process as you can plan how people will enter the site, how people will interact with the site and how people will move about the site.

**Please note the LBH Events Team can supply PDF files of all the major parks. These can be imported into MS Word and then the Drawing Tools in Word used to plug-in the elements of your event. Our GIS team upon request can also supply CAD files if required. Google Maps is also a tool that can be used to develop a site plan.

9.2. Toilets

You are required to provide adequate toilets facilities for you event attendees, staff and contractors.

Please outline here your planned toilet provisions for your event based on your expected numbers and gender split.

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The HSE guidelines for toilets numbers are provided below. More information on Sanitary Facilities at your event can be found in the [HSE Event Safety Guide – Chapter 14 page 88](#). Be conscious that you will need to provide disabled facilities and separate sanitary facilities for caterers.

For events with a gate opening time of 6 hours or more		For events with a gate opening time of less than 6 hours duration	
Female	Male	Female	Male
1 toilet per 100 females	1 toilet per 500 males + 1 urinal per 150 males	1 toilet per 120 females	1 toilet per 600 males + 1 urinal per 175 males

9.3. Vehicles on site

Please outline here what your vehicle policy is for your event site.

Points to consider when developing your vehicles on site policy:

- As part of your emergency planning (and included on your site plan) you should have clearly marked emergency ingress and egress routes. Ideally this should be a sterile route however this may not always be possible and you therefore need a procedure in place for the safe ingress and egress of emergency vehicles.
- What vehicles will need to access the site for your event?
- What vehicles will need to remain onsite throughout your event and which will be off-site before the event opens?
- Are there any vehicles that will need to move on the site during your event? It is strongly recommended that you avoid the need for this, however if it is needed you should have a rigid procedure in place and ensure that all people involved in your event are fully briefed on the protocol.

9.4. Traffic, transport and parking

Many smaller community events will have limited impact on traffic and parking, however it is still important that you give this consideration when planning your event. Larger events can have significant impacts on local traffic and transport and will require extensive risk assessments and detailed plans dealing specifically with traffic and transport. It is important that through your risk assessment you consider traffic, transport and parking no matter what scale your event is.

Outline any traffic, transport or parking plans you have in place for your event.

Points to consider when developing your plans:

- How will your target audience travel to your event?
- Consider the various transport links around the event site, and how these can be promoted to your audience as a way to get to your event.
- Are you proposing any road closures?

10. Environmental considerations

It has never been more important for event organisers to put in place plans to minimise their environmental impact.

10.1. Recycling

It is essential that your event has a recycling plan in place and that it is carried out. For small community events this could be as simple as labelling some bins to encourage people to separate their waste into a range of categories and then making sure that these are taken to the council provided recycling bins located around the borough.

Larger events will need to demonstrate that they have a sound recycling strategy in place or are employing a professional recycling organisational to manage recycling on the day.

[Document your recycling plans for your event here](#)

Points for consideration:

- Make sure your concessions and food suppliers have appropriate policies and procedures in place in regards to providing biodegradable containers and systems for the disposal of dirty water, cooking oil etc
- Think through how you will encourage people to place the appropriate waste into the correct receptacle. Contaminated recyclable materials could mean that the materials need to be sent to landfill
- How will you keep the site clear of waste? Will this be the remit of stewards or volunteers?

10.2. Noise & Clean Neighbourhood and Environment Act (NI) 2011

[Please document what elements of your event have the potential to cause noise nuisance and what plans you have in place to mitigate this.](#)

Points to consider:

- Selection of location for your event
- Larger events that have a music stage should always employ a professional sound engineer
- Residents should be provided with a event day contact from your organisation that can be contacted on the day should they wish to raise a noise complaint
- Resident's Notification letter to be drafted and agreed with Belfast City Council Building Control Service

10.3. Surface protection, trees and other site or street furniture

If your event requires a large amount of equipment to come onto the site you may need to consider installing track way to protect the ground. The Terms and Conditions outline your obligations in relation to the sighting of equipment around site furniture or the base of trees.

Tree root compaction is a big issue and can cause the premature death of trees due to compaction of soil around roots, restricting their ability to absorb oxygen from the soil.

Please document here your plans for minimising damage to the ground and trees.

- Please refer to the Terms and Conditions section 6.3 for the information regarding sighting of equipment around trees

Appendix B. Coach Drop Off/ Pick Up and Layover areas

DO NOT SCALE

- NOTES:
1. All dimensions are in metres unless stated otherwise.
 2. All information detailed is to be treated as 'for discussion purposes only'.
 3. The layout indicated has been tracked to facilitate the swept path of a 12m rigid bus.
 4. Coach movements are to be managed by attendants to avoid pedestrian-vehicle and vehicle-vehicle conflict.

LEGEND:

SITE BOUNDARY

SAMPLE LAYOUT

1.0m strip

Provision for approx.
30 coaches

P01	4/7/16	ISSUED IN DRAFT - FOR DISCUSSION ONLY	DT	AO	DM
Rev.	Date	Description	By	Chkd	App'd

Drawing Status	Suitability
FOR INFORMATION	SO

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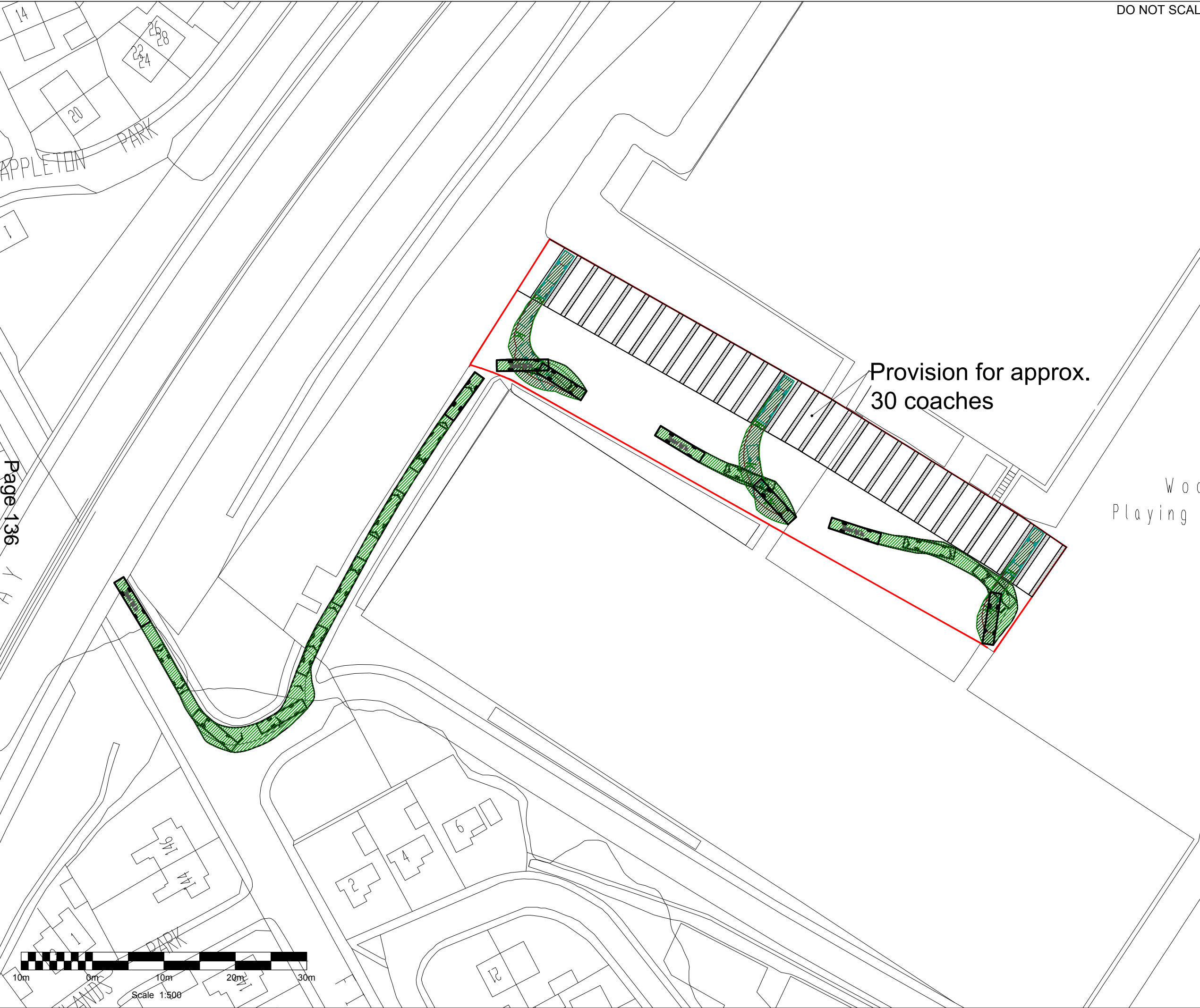
Client
G.A.A

Project Title
CASEMENT PARK

Drawing Title
WOODLANDS COACH PARK

Scale	Designed	Drawn	Checked	Authorised
N.T.S.	AO	DT	AO	DM
Original Size	Date	Date	Date	Date
A3	07/04/16	07/04/16	07/04/16	07/04/16

Drawing Number	Revision
5139238-ATK-TP26-OS-M2-Z0008	P01

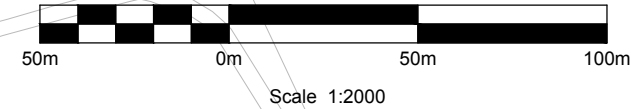


Millimetres

0 10 100



Page 137



DO NOT SCALE



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

CONSTRUCTION

MAINTENANCE/CLEANING


DECOMMISSIONING/DEMOLITION

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

NOTES:

1. All dimensions are in metres unless stated otherwise.
2. All information detailed is to be treated as 'for discussion purposes only'.
3. The layout indicated has been tracked to facilitate the swept path of a 12m rigid bus.
4. Coach movements are to be managed by attendants to avoid pedestrian-vehicle and vehicle-vehicle conflict.

LEGEND:

- SITE BOUNDARY
 INDICATIVE NEW SITE FENCE
 SAMPLE LAYOUT
 1.0m strip

[illegible]

P01	06/09/2016	ISSUED IN DRAFT - FOR DISCUSSION ONLY	DT	DM	DM
Rev.	Date	Description	By	Chk'd	App'd

Drawing Status	Suitability
FOR INFORMATION	SO

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Project Title

CASEMENT PARK

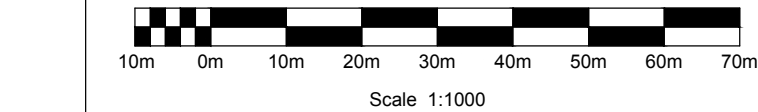
COACH PARKING FACILITIES
LAMH DHEARG CLG
HANNAHSTOWN

Scale 1:2000	Designed DT	Drawn DT	Checked DM	Authorised DM
Original Size A3	Date 06/09/16	Date 06/09/16	Date 06/09/16	Date 06/09/16

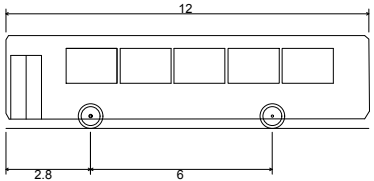
Drawing Number	Revision
5139238-ATK-TP26-OS-M2-Z0009	P01

Millimetres

0 10 100



DESIGN VEHICLE
NTS



'Standard' Rigid Bus

Overall Length 12.000m
Overall Width 2.550m
Overall Body Height 3.069m
Min Body Ground Clearance 0.309m
Track Width 2.350m
Lock to Lock Time 4.00s
Wall to Wall Turning Radius 10.771m

Provision for approx. 34 coaches

DO NOT SCALE



SAFETY, HEALTH AND ENVIRONMENTAL
INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSIONING/DEMOLITION

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

NOTES:

1. All dimensions are in metres unless stated otherwise.
2. All information detailed is to be treated as 'for discussion purposes only'.
3. The layout indicated has been tracked to facilitate the swept path of a 12m rigid bus.
4. Coach movements are to be managed by attendants to avoid pedestrian-vehicle and vehicle-vehicle conflict.

LEGEND:

- SITE BOUNDARY
- SAMPLE LAYOUT

P01	06/09/2016	ISSUED IN DRAFT - FOR DISCUSSION ONLY	DT	DM	DM
Rev.	Date	Description	By	Chk'd	App'd

Drawing Status	Suitability
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Project Title
CASEMENT PARK

Drawing Title
COACH PARKING FACILITIES
BLACK'S ROAD
PARK & RIDE

Scale 1:1000	Designed DT	Drawn DT	Checked DM	Authorised DM
Original Size A3	Date 06/09/16	Date 06/09/16	Date 06/09/16	Date 06/09/16

Drawing Number 5139238-ATK-TP26-OS-M2-Z0010	Revision P01
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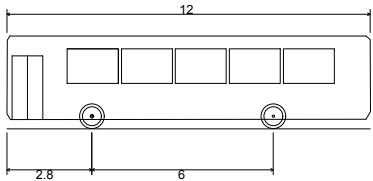
DO NOT SCALE

NOTES:

1. All dimensions are in metres unless stated otherwise.
2. All information detailed is to be treated as 'for discussion purposes only'.
3. The layout indicated has been tracked to facilitate the swept path of a 12m rigid bus.
4. Coach movements are to be managed by attendants to avoid pedestrian-vehicle and vehicle-vehicle conflict.

DESIGN VEHICLE:

NTS



'Standard' Rigid Bus

Overall Length 12.000m
Overall Width 2.550m
Overall Body Height 3.069m
Min Body Ground Clearance 0.309m
Track Width 2.350m
Lock to Lock Time 4.00s
Wall to Wall Turning Radius 10.771m

TOTAL COACHES: 14

P02	10-Feb-17	SWEPT PATHS UPDATED	DD	CM	DM
P01	28-Oct-16	ISSUED IN DRAFT - FOR DISCUSSION ONLY	DT	CM	DM
Rev.	Date	Description	By	Chk'd	App'd

Drawing Status Suitability
FOR INFORMATION **S2**

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Project Title

CASEMENT PARK

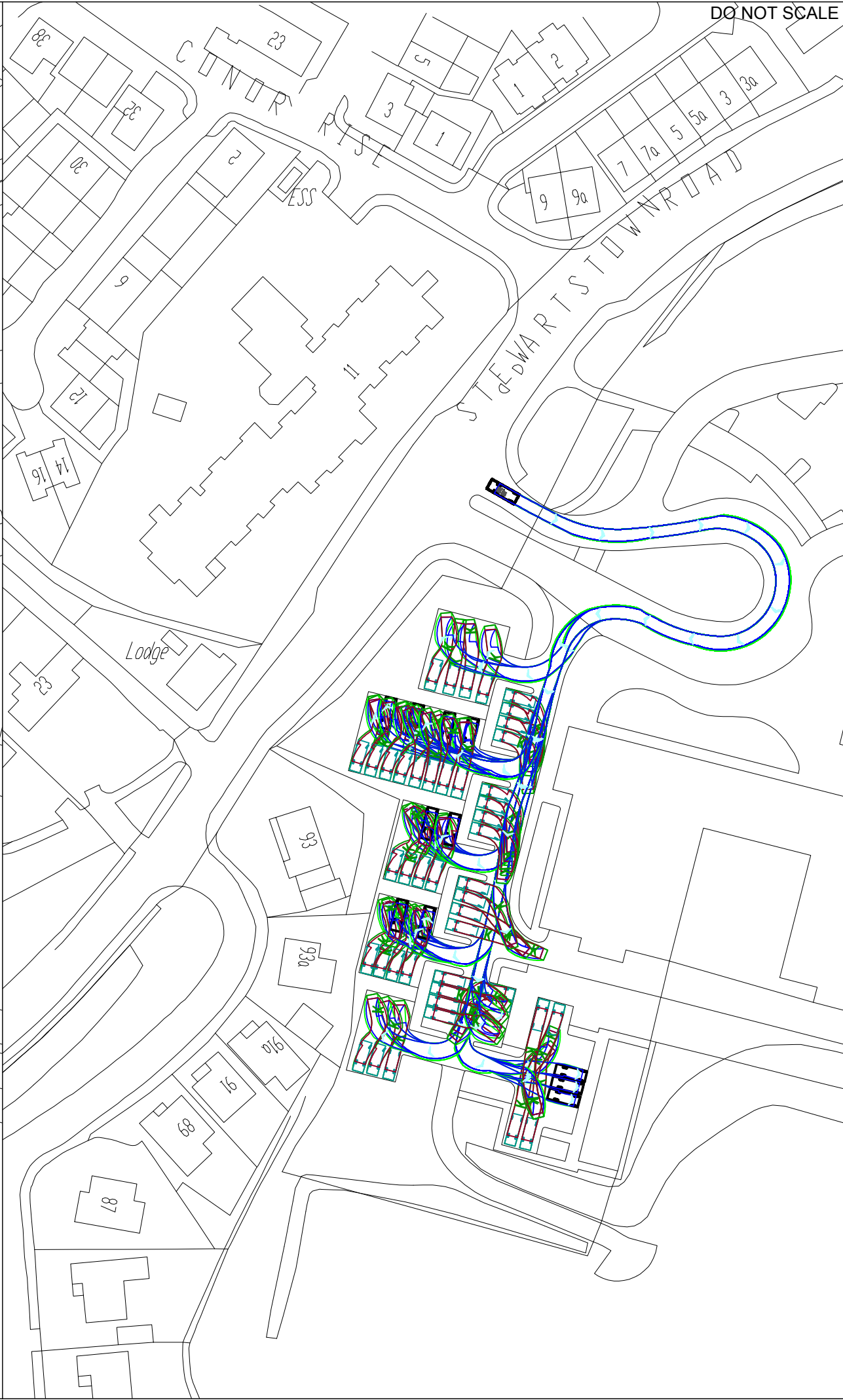
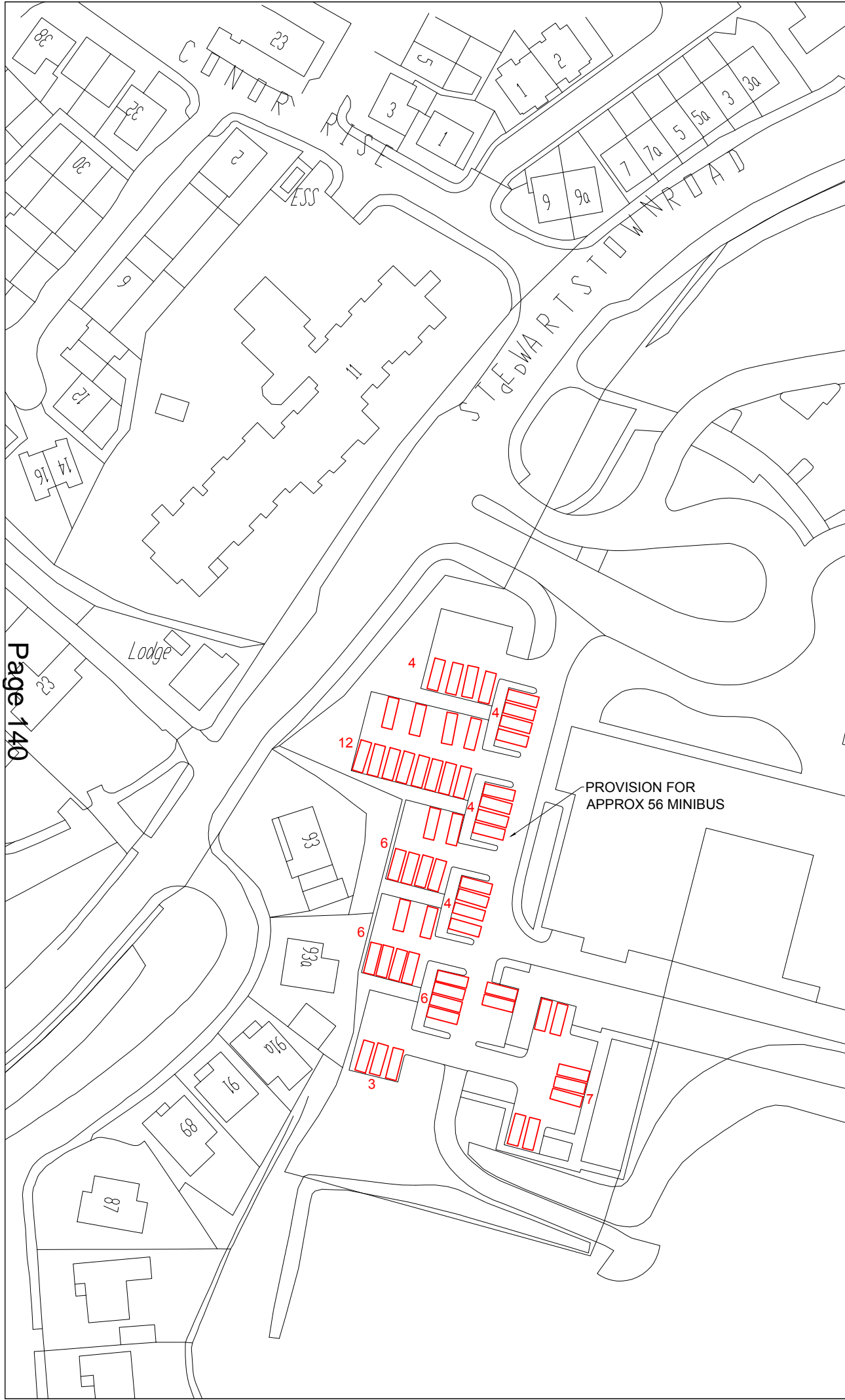
Drawing Title

COACH PARKING FACILITIES
ST GENEVIEVE'S HIGH SCHOOL
STEWARTSTOWN ROAD

Scale	Designed	Drawn	Checked	Authorised
1:1000	DT	DT	CM	DM
Original Size	Date	Date	Date	Date
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Drawing Number	Revision
5139238-ATK-TP26-OS-M2-Z0013	P02

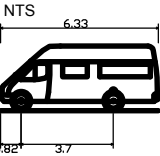
Millimetres



DO NOT SCALE

- NOTES:**
1. All dimensions are in metres unless stated otherwise.
 2. All information detailed is to be treated as 'for discussion purposes only'.
 3. The layout indicated has been tracked to facilitate the swept path of a 6.33m Minibus.
 4. Minibus movements are to be managed by attendants to avoid pedestrian-vehicle and vehicle-vehicle conflict.

DESIGN VEHICLE:



Mini Bus	6.330m
Overall Length	2.192m
Overall Width	2.601m
Overall Body Height	0.374m
Min Body Ground Clearance	2.192m
Track Width	4.00s
Lock-to-lock time	6.450m
Curb to Curb Turning Radius	

LEGEND:

- PROPOSED MINIBUS SPACE
- VEHICLE CHASSIS OUTLINE
- VEHICLE BODY OUTLINE

P01	5-Jan-17	ISSUED IN DRAFT - FOR DISCUSSION ONLY	DD	DM	DM
Rev.	Date	Description	By	Chk'd	App'd

Drawing Status	Suitability
FOR INFORMATION	S2

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Client

G.A.A

Project Title

CASEMENT PARK

Drawing Title

MINIBUS PARKING FACILITIES
ST GENEVIEVE'S HIGH SCHOOL
STEWARTSTOWN ROAD

Scale	Designed	Drawn	Checked	Authorised
1:1000	DD	DD	DM	DM
Original Size	Date	Date	Date	Date
A3	05/01/17	05/01/17	05/01/17	05/01/17
Drawing Number	Revision			
5139238-ATK-TP26-OS-M2-Z0015	P01			

Drawing Number		Revision	
5139238-ATK-TP26-OS-M2-Z0014		P02	

Appendix C. Framework Communications Strategy



Framework Communications Strategy for Events at Casement Park

Stakeholder Groups	Event confirmation	The Week leading up to an event ...	Post-Event Activation
Spectators & wider public	<p>What: Notifications sent to all ticket purchases setting out event day travel logistics including public transport, park and ride locations, roads update etc.</p> <p>When: 2 weeks prior to event.</p> <p>Channels used</p> <ul style="list-style-type: none"> Email to ticket purchasers for inclusion in customer engagement. Advert placed within regional papers (2 weeks prior). GAA websites (Ulster, Casement Park & individual Ulster Counties) & all relevant partners. Social media channels (Twitter and Facebook). 	<p>What: Text, email and social media notifications transport update, including public transport.</p> <p>When: 1 week prior to game.</p> <p>Channels used</p> <ul style="list-style-type: none"> National and regional (beginning of week) press release to all broadcast and digital outlets including all travel, road and park-and-ride locations and roads update. Media updates as necessary on day of event (traffic and travel). Content adapted for social media messages to include Twitter, Facebook, SMS and email. 	<p>What: Thanks to residents, community & spectators for their support and co-operation.</p> <p>When: The day after the event.</p> <p>Channels used:</p> <ul style="list-style-type: none"> GAA website and social media channels including participating Counties.



		<ul style="list-style-type: none"> Updated details reviewed across all GAA and associated partner website & digital channels. 	
Local Community	<p>What: Robust engagement with local community.</p> <p>Messaging to inform needs of:</p> <ul style="list-style-type: none"> Local residents Wider community West Belfast Community Groups West Belfast Business Groups Other targeted stakeholders <p>When: As per requirement of Event Management Group.</p> <p>Channels used:</p> <ul style="list-style-type: none"> Advert placed within regional papers (2 weeks prior) including Andersonstown News 	<p>What: Engagement as per requirements of Event Management Group.</p> <p>When: As agreed with Event Management Group.</p> <p>Channels used:</p> <ul style="list-style-type: none"> Press release with focus on Andersonstown News and Irish news. Content repurposed across all digital & SM channels. Disseminated across Ezines, letters, emails, text, digital, web, social media & posters used across all messaging. Variable message signs as agreed with Event Management Group (to include traffic updates). 	<p>What: Thanks to residents, community & spectators for their support and co-operation.</p> <p>GAA Communications team to receive and record individual's comments and issues.</p> <p>When: As agreed with Event Management Group.</p> <p>Channels used: Letters, email, text, digital, web, social media & posters used across all messaging.</p>



- National and regional press release focus on Andersonstown News and Irish News re fixture/match details. Content repurposed across all digital & social media channels.
- Disseminated across Ezines, letters, emails, text, digital, web, social media & posters used across all messaging.

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Subject:	Listing of various structures
Date:	Thursday, 24 th June 2021
Reporting Officer:	Keith Sutherland, Ext 3578
Contact Officer:	Dermot O'Kane, Ext 2293

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

1.0	Purpose of Report or Summary of main Issues
1.1	Correspondence has been received from the Historic Environment Division (HED) regarding the proposed listing of 11 no. boundary markers.
1.2	Article 80 (3) of the Planning Act (NI) 2011 requires the HED to consult with the Council before placing any building on the statutory list of buildings of special architectural or historic interest.
1.3	<p>The Department based on the completion of detailed surveys, is currently considering the listing the following structures and has requested the Council's comments in relation to:</p> <p>11 no. boundary markers at;</p> <ul style="list-style-type: none"> • Kensington Road, Tullycarnet, Belfast • Grosvenor Grammar School, Marina Park, Belfast • Orangfield Presbyterian Church, 464 Castlereagh Road, Belfast • Ladas Way/Ladas Park, Belfast • Glenside Bridge, Belmont Road, Belfast • 84 Castlehill Road, Belfast • Near St Molua's Church, Upper Newtownards Road, Belfast • Near 'The Weir', 276 Malone Road, Belfast • Outside 593-595 Falls Road, Belfast • Horse Shoe Bend, Crumlin Road, Ligonell, Belfast • 622 Ballysillan Road, Belfast
2.0	Recommendations
2.1	<p>Committee is requested to:</p> <ul style="list-style-type: none"> • Note the contents of Appendix 1; and

	<ul style="list-style-type: none"> • Support the proposed listing of the 11 no. marker posts, as detailed in paragraphs 3.5 of this report.
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3.0	Main report
3.1	The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest which began in 1974.
3.2	<p>In considering whether to include a building as Listed, the Historic Environment Division (HED) takes into account the architectural and historic interest of a structure and is also given the power to consider:</p> <ul style="list-style-type: none"> • any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and • the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building.
3.3	<p>The structures being considered are considered by HED to fall within the definition of the word 'building';</p> <p><i>"Listed building" is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (Northern Ireland) 2011: "(7) In this Act "listed building" means a building which is for the time being included in a list compiled under this section.</i></p> <p><i>"Building" is defined in section 250(1) (interpretation) of the Planning Act (Northern Ireland) 2011. The term "building" includes any structure or erection, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;</i></p> <p><i>Under section 80 Lists of buildings of special architectural or historic interest</i> <i>80 — (1) The Department—</i> <i>(a) shall compile lists of buildings (which means structure/erection) of special architectural or historic interest; and</i> <i>(b) may amend any list so compiled.</i></p>
3.4	Should the Department for Communities decide to list a structure, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.
3.5	The summaries set out in Appendix 1 for the proposed listings are taken from the evaluation in the consultation report and details the main features alongside the recommended class of listing. The appendix also sets out the summary of the four categories (A to B2) for Listed Buildings in Northern Ireland under the ongoing work as part of the Second Survey.
3.6	<p><u>Financial & Resource Implications</u></p> <p>None</p>

3.7	<u>Equality or Good Relations Implications</u> None
4.0	Appendices – Documents Attached
	APPENDIX 1: Structure Evaluations

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APPENDIX 1: Structure Evaluations

Background

The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest which began in 1974. This second survey in Belfast was due to be completed in 2017 but is ongoing.

The structures being considered are considered by HED to fall within the definition of the word 'building'.

*"Listed building" is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (Northern Ireland) 2011: "(7) In this Act "listed building" means a **building** which is for the time being included in a list compiled under this section. "Building" is defined in section 250(1) (interpretation) of the Planning Act (Northern Ireland) 2011. The term "building" **includes any structure or erection**, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;*

*Under section 80 Lists of buildings of special architectural or historic interest
80—(1) The Department—*

*(a) shall compile lists of **buildings (which means structure/erection)** of special architectural or historic interest; and*

(b) may amend any list so compiled.

In considering whether to include a building as Listed, the Department (NIEA) takes into account the architectural and historic interest of a structure and is also given the power to consider:-

- any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and
- the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building.

Should the Department for Communities decide to list, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.

The summaries below are taken from the from the evaluation in the consultation report and details the main features alongside the recommended class of listing.

Boundary Marker at Kensington Road, Tullycarnet, Belfast

HB25/18/006

Evaluation

Cast-iron boundary post marking Belfast's former municipal and Parliamentary boundary, dated 1918. As well as an important piece of civic heritage, this post also relates to a significant juncture in the wider political history of the UK, the year 1918 witnessing the introduction of various electoral reforms, most notably the extension of the franchise to women. Originally tracing the semi-rural perimeter of Belfast Corporation's jurisdiction as it stood at the end of the Victorian period, many of the surviving boundary posts are now 'landlocked' in suburban surrounds, unwittingly becoming curious pieces of furniture that add much interest to the city's streetscapes.

Proposed NIEA listing – **B2**

Extent of proposed listing – **Post**

Image:



Boundary Marker at Grosvenor Grammar School, Marina Park, Belfast

HB26/05/012

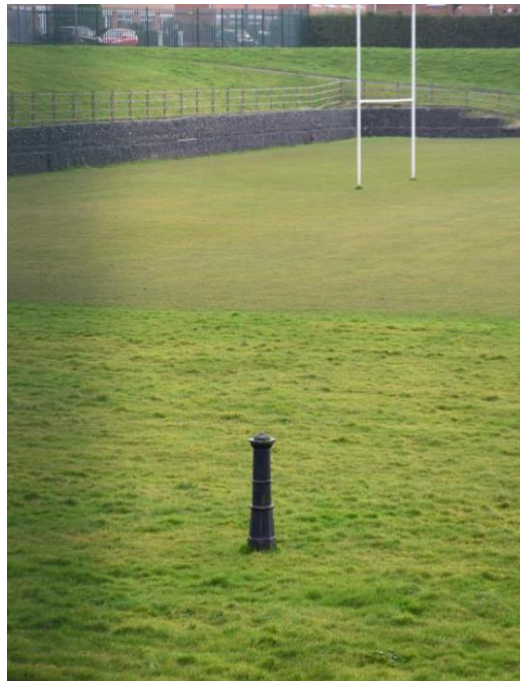
Evaluation

Cast-iron boundary post marking Belfast's former municipal and Parliamentary boundary, dated 1918 but probably installed here in 1896-98. As well as an important piece of civic heritage, this post is also relates to a significant juncture in the wider political history of the UK, the year 1918 witnessing the introduction of various electoral reforms, most notably the extension of the franchise to women, Originally tracing the semi-rural perimeter of Belfast Corporation's jurisdiction as it stood at the end of the Victorian period, many of the surviving boundary posts are now 'landlocked' in suburban surrounds, unwittingly becoming curious pieces of furniture that add much interest to the to city's streetscapes.

Proposed NIEA listing – **B2**

Extent of proposed listing – **Post**

Image:



Boundary Marker at Orangefield Presbyterian Church, 464 Castlereagh Road, Belfast

HB26/05/013

Evaluation

Cast-iron boundary post marking Belfast's former municipal and Parliamentary boundary, dated 1918 but probably installed here in 1896-98. As well as an important piece of civic heritage, this post is also relates to a significant juncture in the wider political history of the UK, the year 1918 witnessing the introduction of various electoral reforms, most notably the extension of the franchise to women, Originally tracing the semi-rural perimeter of Belfast Corporation's jurisdiction as it stood at the end of the Victorian period, many of the surviving boundary posts are now 'landlocked' in suburban surrounds, unwittingly becoming curious pieces of furniture that add much interest to the to city's streetscapes.

Proposed NIEA listing – **B2**

Extent of proposed listing – **Post**

Image:



Boundary Marker at Ladas Way/Ladas Park, Belfast

HB26/05/014

Evaluation

Cast-iron boundary post marking Belfast's former municipal and Parliamentary boundary, dated 1918 but probably installed here in 1896-98. As well as an important piece of civic heritage, this post is also relates to a significant juncture in the wider political history of the UK, the year 1918 witnessing the introduction of various electoral reforms, most notably the extension of the franchise to women, Originally tracing the semi-rural perimeter of Belfast Corporation's jurisdiction as it stood at the end of the Victorian period, many of the surviving boundary posts are now 'landlocked' in suburban surrounds, unwittingly becoming curious pieces of furniture that add much interest to the to city's streetscapes.

Proposed NIEA listing – **B2**

Extent of proposed listing – **Post**

Image:



Boundary Marker at Glenside Bridge, Belmont Road, Belfast

HB26/13/059

Evaluation

Cast-iron boundary post marking Belfast's former municipal and Parliamentary boundary, dated 1918 but probably installed here in 1896-98. As well as an important piece of civic heritage, this post is also relates to a significant juncture in the wider political history of the UK, the year 1918 witnessing the introduction of various electoral reforms, most notably the extension of the franchise to women, Originally tracing the semi-rural perimeter of Belfast Corporation's jurisdiction as it stood at the end of the Victorian period, many of the surviving boundary posts are now 'landlocked' in suburban surrounds, unwittingly becoming curious pieces of furniture that add much interest to the to city's streetscapes.

Proposed NIEA listing – **B2**

Extent of proposed listing – **Post**

Image:



Boundary Marker at 84 Castlehill Road, Belfast

HB26/13/060

Evaluation

Cast-iron boundary post marking Belfast's former municipal and Parliamentary boundary, dated 1918 but probably installed here in 1896-98. As well as an important piece of civic heritage, this post is also relates to a significant juncture in the wider political history of the UK, the year 1918 witnessing the introduction of various electoral reforms, most notably the extension of the franchise to women, Originally tracing the semi-rural perimeter of Belfast Corporation's jurisdiction as it stood at the end of the Victorian period, many of the surviving boundary posts are now 'landlocked' in suburban surrounds, unwittingly becoming curious pieces of furniture that add much interest to the to city's streetscapes.

Proposed NIEA listing – **B2**

Extent of proposed listing – **Post**

Image:



Boundary Marker near St Molua's Church, Upper Newtownards Road, Belfast

HB26/13/061

Evaluation

Cast-iron boundary post marking Belfast's former municipal and Parliamentary boundary, dated 1918 but probably installed here in 1896-98. As well as an important piece of civic heritage, this post is also relates to a significant juncture in the wider political history of the UK, the year 1918 witnessing the introduction of various electoral reforms, most notably the extension of the franchise to women, Originally tracing the semi-rural perimeter of Belfast Corporation's jurisdiction as it stood at the end of the Victorian period, many of the surviving boundary posts are now 'landlocked' in suburban surrounds, unwittingly becoming curious pieces of furniture that add much interest to the to city's streetscapes.

Proposed NIEA listing – **B2**

Extent of proposed listing – **Post**

Image:



Boundary Marker near 'The Weir', 276 Malone Road, Belfast

HB26/17/136

Evaluation

Cast-iron boundary post marking Belfast's former municipal and Parliamentary boundary, dated 1918 but probably installed here in 1896-98. As well as an important piece of civic heritage, this post is also relates to a significant juncture in the wider political history of the UK, the year 1918 witnessing the introduction of various electoral reforms, most notably the extension of the franchise to women, Originally tracing the semi-rural perimeter of Belfast Corporation's jurisdiction as it stood at the end of the Victorian period, many of the surviving boundary posts are now 'landlocked' in suburban surrounds, unwittingly becoming curious pieces of furniture that add much interest to the to city's streetscapes.

Proposed NIEA listing – **B2**

Extent of proposed listing – **Post**

Image:



Boundary Marker outside 593-595 Falls Road, Belfast

HB26/22/007

Evaluation

Cast-iron boundary post marking Belfast's former municipal and Parliamentary boundary, dated 1918 but probably installed here in 1896-98. As well as an important piece of civic heritage, this post is also relates to a significant juncture in the wider political history of the UK, the year 1918 witnessing the introduction of various electoral reforms, most notably the extension of the franchise to women, Originally tracing the semi-rural perimeter of Belfast Corporation's jurisdiction as it stood at the end of the Victorian period, many of the surviving boundary posts are now 'landlocked' in suburban surrounds, unwittingly becoming curious pieces of furniture that add much interest to the to city's streetscapes.

Proposed NIEA listing – **B2**

Extent of proposed listing – **Post**

Image:



Boundary Marker, Horse Shoe Bend, Crumlin Road, Ligoneil, Belfast

HB26/39/018

Evaluation

Cast-iron boundary post marking Belfast's former municipal and Parliamentary boundary, dated 1918 but probably installed here in 1896-98. As well as an important piece of civic heritage, this post is also relates to a significant juncture in the wider political history of the UK, the year 1918 witnessing the introduction of various electoral reforms, most notably the extension of the franchise to women, Originally tracing the semi-rural perimeter of Belfast Corporation's jurisdiction as it stood at the end of the Victorian period, many of the surviving boundary posts are now 'landlocked' in suburban surrounds, unwittingly becoming curious pieces of furniture that add much interest to the to city's streetscapes.

Proposed NIEA listing – **B2**

Extent of proposed listing – **Post**

Image:



Boundary Marker at 622 Ballysillian Road, Belfast

HB26/44/073

Evaluation

Cast-iron boundary post marking Belfast's former municipal and Parliamentary boundary, dated 1918. As well as an important piece of civic heritage, this post is also relates to a significant juncture in the wider political history of the UK, the year 1918 witnessing the introduction of various electoral reforms, most notably the extension of the franchise to women, Originally tracing the semi-rural perimeter of Belfast Corporation's jurisdiction as it stood at the end of the Victorian period, many of the surviving boundary posts are now 'landlocked' in suburban surrounds, unwittingly becoming curious pieces of furniture that add much interest to the to city's streetscapes.

Proposed NIEA listing – **B2**

Extent of proposed listing – **Post**

Image:



Note:

Listed buildings in Northern Ireland are divided into four categories:

Grade A

Special buildings of national importance including both outstanding grand buildings and the fine, little altered examples of some important style or date.

Grade B+

Special buildings that might have merited A status but for relatively minor detracting features such as impurities of design, or lower quality additions or alterations. Also buildings that stand out above the general mass of grade B1 buildings because of exceptional interiors or some other features.

Grade B1 and B2

Special buildings of more local importance or good examples of some period of style. Some degree of alteration or imperfection may be acceptable.

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Subject:	Planning Committee Training
Date:	24 th June 2021
Reporting Officer:	Keith Sutherland, Planning Manager (Plans & Policy)
Contact Officer:	Keith Sutherland, Planning Manager (Plans & Policy)

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

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

1.0	Purpose of Report and Summary of Main Issues
1.1	The purpose of this report is to advise the Committee of NILGA's 2021 Planning Training Programme for elected members (Appendix 1); seek permission for up to three Planning Committee members to participate in the full programme.
2.0	Recommendation
2.1	<p>The Committee is asked to:</p> <ul style="list-style-type: none"> note the appended NILGA 2021 elected member Planning Training Programme; and approve the attendance of the Chair, Deputy Chair and up to one other member of the Planning Committee, or their nominees, to participate in the Programme.
3.0	Main Report
3.1	<p><u>NILGA 2019 Planning Training Programme Invitation</u></p> <p>NILGA has designed a regional elected member development programme for implementation during 2021/22 following on from the 2018 and 2019 programmes. The programme builds on the NILGA training initiative co-designed with the elected member development groups and the Regional Working Group.</p>

3.2	The overall NILGA elected member development programme includes a strand in respect of a Local Planning Programme for elected members, a copy of which is set out at Appendix One. NILGA has commissioned the seven module programme, which will run from September 2021 into March 2022 based on the experience from the previous experience and feedback. Each module will be held on a Friday afternoon with a proposed study trip in March 2022. At this stage the venue for the training has not been confirmed.
3.3	The programme will be interactive in nature and have previously been delivered by a pool of planning practitioners. The programme will include short presentations; discussions; case studies and benchmarking practice in other jurisdictions; workshops with role play; question & answer sessions; and the optional site visit.
3.4	A pre-requisite for the enrolment in the programme is that elected members who are nominated to attend must be in a position to complete all seven modules. Elected members who successfully complete the full programme, to a satisfactory standard, will be accredited with an endorsed Institute of Leadership and Management (ILM) development award.
3.5	<u>Finance and Resource Implications</u> The projected training costs associated with this report (£300-475 per participant and potential additional optional Study Visit cost) can be met from existing training budgets.
3.6	<u>Equality or Good Relations Implications/Rural Needs Assessment</u> There are no equality or good relations implications associated with this report.
4.0	Appendices
	1. NILGA 2021 NILGA Local Planning Programme

Appendix 1 - 24th June 2021 Planning Committee – NILGA Local Planning Programme

Programme Outline:

The NILGA Local Planning Programme is an ILM (endorsed award), 7 Module Programme, commencing on the 24th September 2021 and will convene once every month as follows:

Module	Title	Time	Date	Venue
Module 1	Understanding Plan Making and the Role of Councillors	2-4.30pm	24 th September 2021	tbc
Module 2	How Local Development Planning is Linked to Community Planning and Regeneration Activities	2-4.30pm	29 th October 2021	tbc
Module 3	Understanding the Local Development Plan Process from Draft Stage to Adoption	2-4.30pm,	26 th November 2021	tbc
Module 4	Understanding Development Management: The Planning Process and the Role of Councillors, Planning	2-4.30pm,	17 th December 2021	tbc
Module 5	Understanding the Statutory Appeal System and Best Practice	2-4.30pm	28 th January 2022	tbc
Module 6	The Statutory Enforcement Process and the Role of the Planning Committee and other Councillors	2-4.30pm	25 th February 2022	tbc
	Study Trip		3 rd March 2022	tbc
Module 7	Maladministration Charges to the Ombudsmen and the Judicial Review of Planning Decisions	2-4.30pm	25 th March 2022	tbc

Indicative Costs NILGA Local Planning Leadership Programme 2021/22

	30 Council Participants (Per Participant Cost)	20 Council Participants (Per Participant Cost)
Programme Cost	£215	£323
Accreditation Cost	£150	£150
Total Cost	£365	£473

