

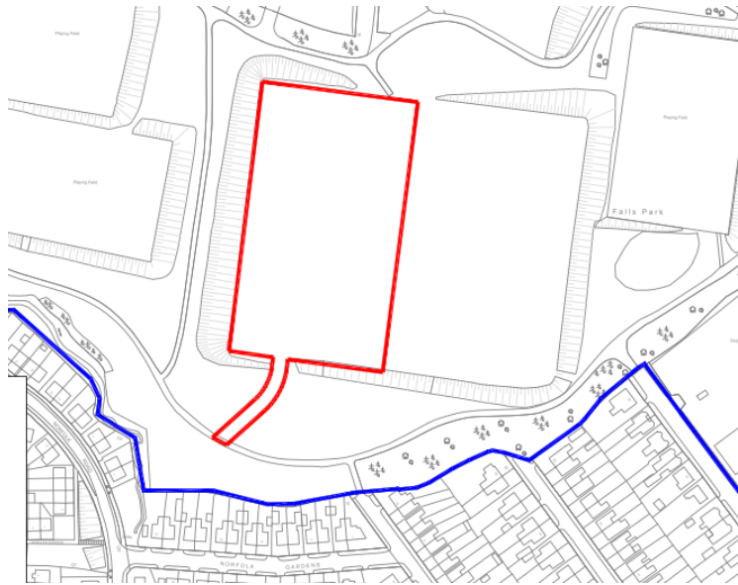
Development Management Report

Committee Report

Summary	
Application ID: LA04/2024/0128/F	Date of Committee: 18 th June 2024
Proposal: Proposed 11m (Height) x 30m (length) ball stop fencing, including perimeter and spectator fencing, with a pathway surrounding the existing pitch, and associated site works.	Location: Existing GAA pitch at Falls Park (Approx. 80 metres north of No. 13 Norfolk Park), Falls Road, Belfast
Referral Route: The application site is on land owned by Belfast City Council.	
Recommendation: Approval	
Applicant Name and Address: Terence Murphy Belfast City Council 4-10 Linenhall Street Belfast	Agent Name and Address: Terence Murphy Belfast City Council 4-10 Linenhall Street Belfast
<p>Executive Summary:</p> <p>The application seeks planning permission for a proposed 11m high ball stop fencing, spectator fencing and pathway to the existing grass pitch.</p> <p>The site is situated on lands reserved for landscape, amenity or recreation use within BUAP. The site is designated within dBMAP as an area of existing open space.</p> <p>The key issues relevant to consideration of the application are:</p> <ul style="list-style-type: none"> • Principle of development at this location; • Impact on residential amenity; and <p>There have been no objections from consultees. Environmental Health are content in principle with just a re-consultation on fence details outstanding.</p> <p>There have been no objections received from neighbours.</p> <p>Recommendation</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, (pending outstanding consultation responses) it is considered that the proposal should be approved.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise from the outstanding consultation response from Environmental Health.</p>	

Case Officer Report

Site Location Plan and Site Layout



Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	The application seeks planning permission for a 11m (Height) x 30m (length) ball stop fencing, including perimeter and spectator fencing, with a pathway surrounding the existing pitch, and associated site works.
2.0	Description of Site
2.1	The site is located within the lands within Falls Park. Belfast cemetery is located to the north of the proposal and to the west and east is existing open space/playing fields. Approximately 80m south of the site is residential properties at Norfolk Gardens.
2.2	The site is situated on lands reserved for landscape, amenity or recreation use within BUAP. The site is designated within dBMAP as an area of existing open space.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	Z/2013/1293/F - Proposed changing pavilion and 3g pitch, with associated perimeter fencing, floodlighting and additional car parking facilities on pitch adjacent to proposal. Approved
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014) Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. DBMAP (both v2004 and x2014 versions) is a material consideration. The weight to be afforded to dBMAP is a matter of judgement for the decision maker. Given its advanced stage in the Development Plan process, it is considered that dBMAP (v2014) carries significant weight.
4.3	Belfast Local Development Plan Draft Plan Strategy The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from DfI in relation to additional required steps before it can be considered adopted. Paragraph 1.10 of the SPPS states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during the transitional period planning authorities will apply existing policy together with the SPPS.
4.4	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.5	Policy OS1 – Protection of Open Space
5.0	Statutory Consultees Responses None
6.0	Non Statutory Consultees Responses Environmental Health- Content in principle but we are awaiting re-consultation.

7.0	Representations
7.1	The application was advertised on the 21st February 2024 and neighbour notified on the 26 th February 2024.
7.2	No objections were received.
9.0	Assessment
9.1	It is considered that the proposal is in compliance with the SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.
9.2	Principle of development The principle of open space/recreational development has already been established and deemed acceptable at this location. The proposal is for an upgrade of associated infrastructure to the existing grass pitch with the installation of ball stop fencing, spectator fencing and pathways. Thus, there is no objection in principle to this proposal subject to the material considerations set out below.
9.3	Impact on residential amenity The proposed ball stop fencing and netting is not located close to any neighbouring dwellings for any loss of light or overshadowing to occur. Environmental Health was consulted on potential noise from the spectator and ballstop fencing. They had informally responded that they are content in principle and requested a re-consultation of which we are yet to receive.
9.4	Character and Appearance of the Area: The proposal is incidental to an existing use within an area of open space and will have no adverse effect on the sporting potential of the facility. It will assist with the overall functioning and recreational use of the sports grounds. The proposal complies with Policy OS1. The proposed ball stop net (11m in height) and the 1.2m spectator fencing is considered appropriate for the use of the playing pitch it will border. The proposal is considered to be in compliance with the SPPS, in that it will not adversely impact on the local character and appearance of the area.
9.5	Having regard for the policy context and the considerations above, the proposal is deemed acceptable.
10.0	Summary of Recommendation:
10.1	Approval. Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise from the outstanding consultation response from Environmental Health.
11.0	DRAFT Conditions:
	<ol style="list-style-type: none"> The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. <p>Informatives</p> <ol style="list-style-type: none"> This decision relates to the following approved drawing numbers: 01 and 02.

ANNEX

Date Valid	24 th January 2024
Date First Advertised	1 st March 2024
Date Last Advertised	1 st March 2024
Date of Last Neighbour Notification	26 th February 2023
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title 01 – Site location Plan 02 – Existing and Proposed site layout	