

Committee Application

Development Management Officer Report	
Committee Meeting Date: 18th June 2024	
Application ID: LA04/2023/2459/F	
Proposal: Redevelopment of the NICSSA pavilion complex within the Stormont Estate creating a centre of excellence for sport. The development will comprise of demolition of the existing pavilion building and replacement with new 2 storey building providing state of the art indoor sports halls, changing accommodation, function/meeting space offering improvements to the existing offering. Day to Day operation of the site will be improved by way of improvements to internal road network via new access/egress arrangements from the existing Stoney Road junction, additional car and cycle parking and new waste/recycling areas.	Location: Lands within the Stormont Estate to include The Maynard Sinclair Pavilion and Dundonald House, Belfast, County Down, BT4 3TA & BT4 3SU
Referral Route: Application for Major development	
Recommendation: Approve subject to conditions	
Applicant Name and Address: NICSSA . The Pavilion Stormont Estate Belfast BT4 3TA	Agent Name and Address: Michael Sloan 3 Joy Street Belfast BT2 8LE
Executive Summary: This application seeks full permission for the redevelopment of the existing Northern Ireland Civil Service Sports Association (NICSSA) Pavilion at Stormont Estate and the development of new international standard outdoor multi-sports playing, training and ancillary facilities with the overall objective of creating a regional Centre of Excellence for sport. The application follows a Pre-Application Discussion (PAD) process when not all issues were satisfactorily resolved. A briefing to the Planning Committee and a Pre-emptive site visit took place on 23 rd April 2024. Key Issues: <ul style="list-style-type: none">• Principle of the proposed development• Acceptability of the design of the new pavilion and ancillary development• Impact on the setting of the adjacent Listed Dundonald House• Impact on trees subject to a Tree Preservation Order• Impact on natural heritage	

- Traffic Impact/parking
- Environmental protection
- Drainage, flood risk and climate change
- Employability and Skills
- Pre-Application Community Consultation

The site currently consists of a variety of sports pitches and a pavilion located centrally and is part of the wider Stormont Castle and Parliament Buildings Historic Park, Garden and Demesne.

In the BUAP 2001, the site is located within an area reserved for '*landscape, amenity or recreation use*' and is identified as an area '*existing open space*' in both versions of Draft BMAP. The site is also designated as part of a wider Local landscape Policy Area (BT135 – Stormont LLPA) in both versions of Draft BMAP and part of the site is located within a designated Site of Local Nature Conservation Importance (Ref BT084/27 – Stormont SLNCI). The site has a significant number of existing trees and the Council placed a Tree Preservation Order on the site which was confirmed on 14 September 2023.

The proposed development was the subject of a PAD and officers provided advice during the PAD process raising fundamental policy concerns about the then proposed demolition of the Listed Dundonald House and the adverse impact on natural heritage assets of the site through the removal of significant groups of trees. The application as originally submitted did not take account of the advice provided at the PAD stage. Officers raised the above concerns again during the processing of the application and provided the applicant with the opportunity to amend the proposal. Minor revisions to the scheme were received in September 2023 retaining additional trees at the south east of the site but the fundamental issues of principle were not addressed through that particular submission. However, a further revised submission was received in March 2024 which reduced the site boundary, omitting the demolition of the Listed Dundonald House and its environs from the proposal and retaining additional trees. Further environmental information was also submitted in response to concerns raised by DAERA. It is the revised submission of March 2024 which is assessed in this report.

The principle of sport uses on the site is considered compliant with Policy OS5 (Intensive Sports Facilities) and strategic Policy SP3, which seeks to maximise opportunities for improving health and wellbeing.

Following the submission of the further information, DAERA NIEA Water Management Unit, Regulation Unit and Natural Environment Division have no objections to the proposal subject to conditions. SES has carried out an appropriate assessment on behalf of the Council and advises that the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects subject to mitigation measures which are recommended as conditions.

The proposal would result in substantial loss of trees across the site. The Tree Officer advises that they are unable to support the application and advises that the removal of large groups of existing trees within the site (404 trees are proposed to be removed) would be detrimental and impact the existing amenity, wildlife, habitat, and impact visual character within the site which the trees currently offer and provide.

BCC Landscape Planning and Development Team raises concerns regarding the potential loss of a significant amount of mature tree cover and the subsequent impact on local biodiversity and wider amenity value and advises that the landscape proposals would not adequately mitigate for substantial tree loss across the whole site.

DfC HED Historic Buildings and Historic Monuments raise no objection to the revised proposal subject to conditions. Environmental Heath considers the proposal acceptable subject to conditions. DFI Rivers has no objections to the proposal.

Five representations have been received raising concerns about lack of parking and the impact on nearby residential streets and amenity impacts including noise, impact of floodlighting, impact on trees and wildlife. DFI Roads has considered the proposal and the objections and raises no objection to the proposal subject to conditions. The site is located in a sustainable location fronting onto the Upper Newtownards Road which is well served by public transport.

The proposal is subject to receipt of funding from the Special EU Programmes Body (SEUPB) and a funding decision is expected early June. The applicant has advised that SEUPB are likely to give a very tight timeframe for obtaining key criteria of which gaining planning permission is one since the funding programme is very focused on a "state of readiness". The applicant has advised that the obtaining planning permission is likely to be stipulated as a requirement within 4-6 weeks of the funding decision from SEUPB.

Officers consider that the very significant benefits that would accrue from this proposal including the health and community benefits from the provision of a modern sports centre of excellence, as well as international standard facilities, would outweigh the adverse impact resulting from the loss of trees, some of which have a limited lifespan due to the presence of Ash dieback.

Recommendation

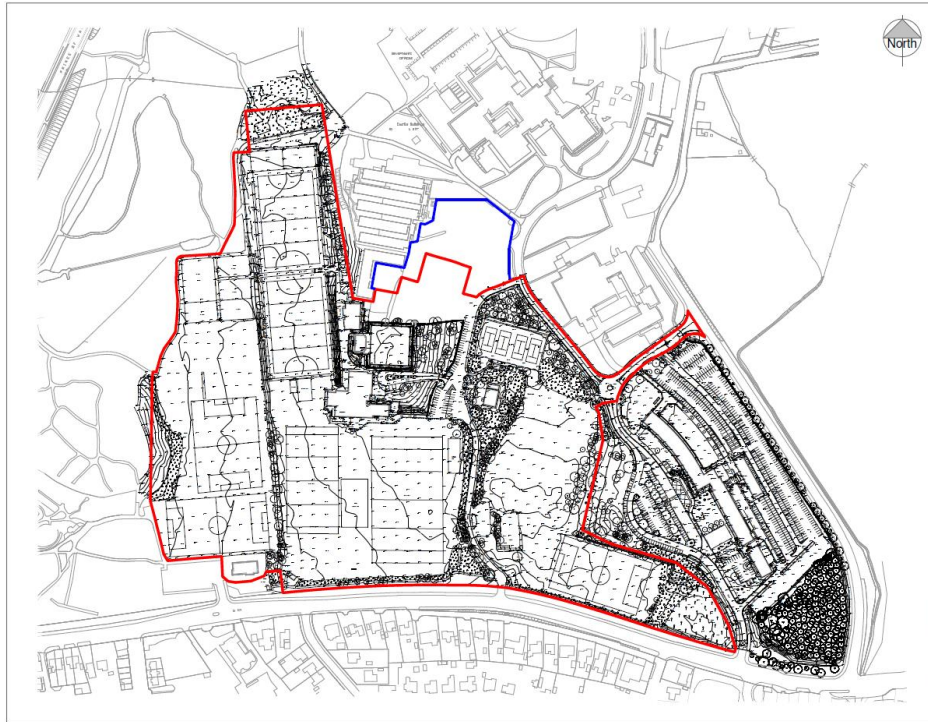
Having regard to the development plan and other material considerations, the proposal is in the planning balance considered unacceptable. It is recommended that planning permission is granted subject to conditions.

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

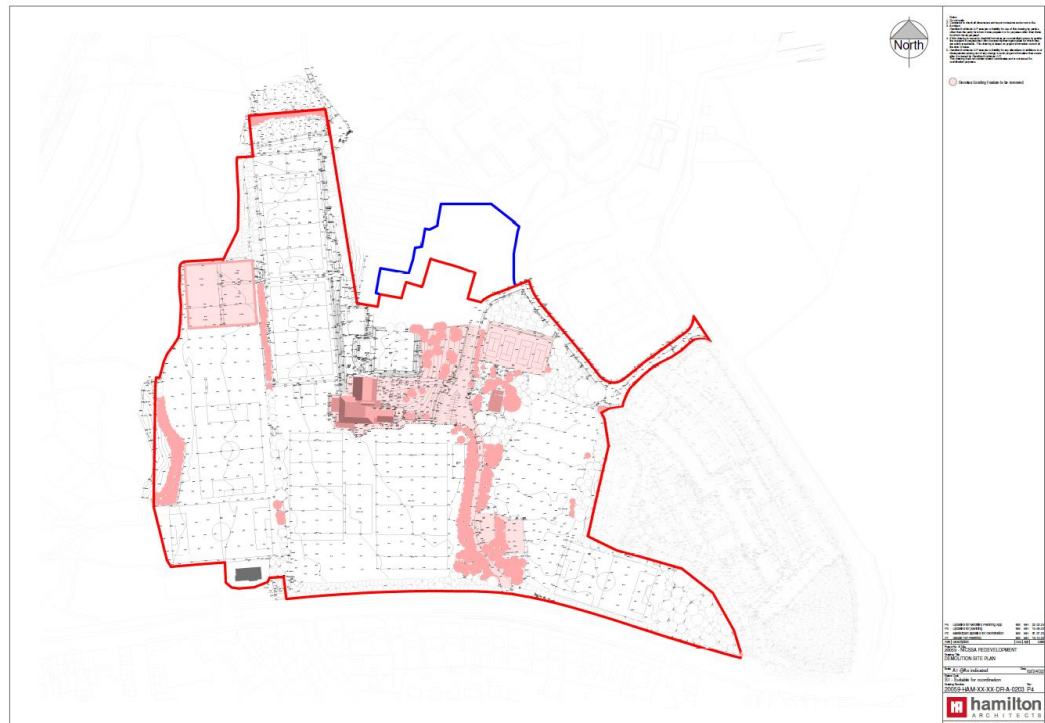
PLANS, DRAWINGS AND CGIs

1.0 Drawings

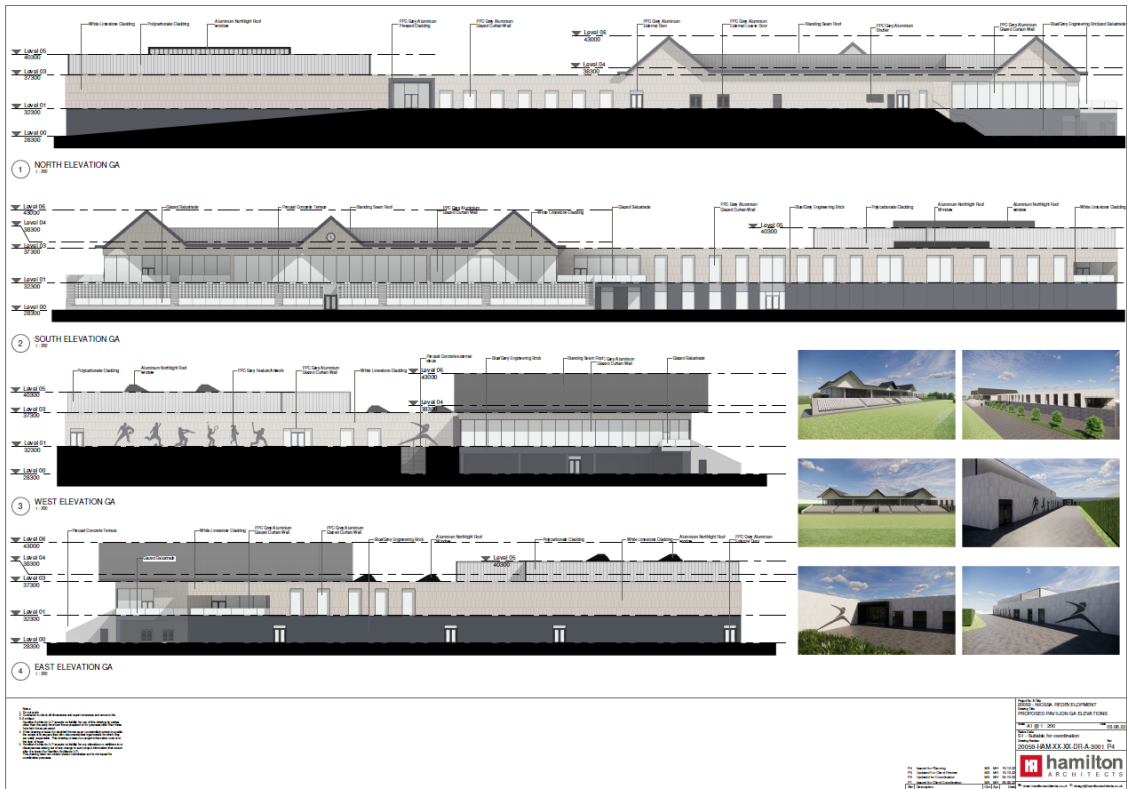
Site Location Plan



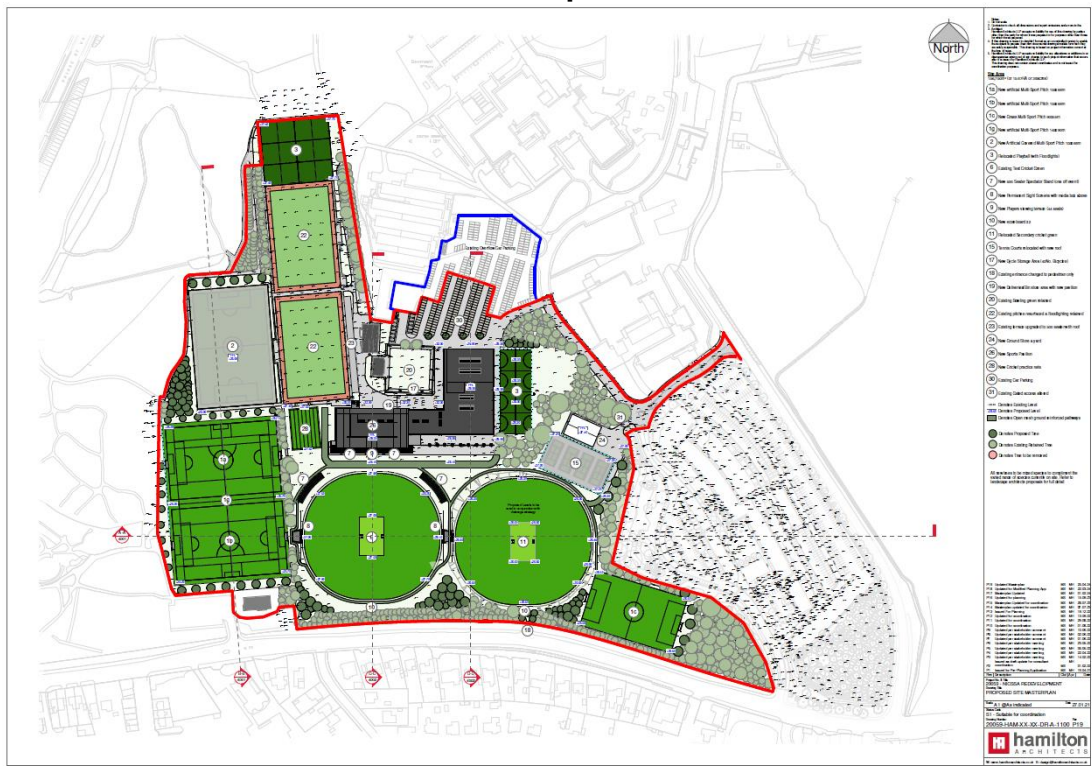
Demolition Plan



Elevations of Proposed Pavilion



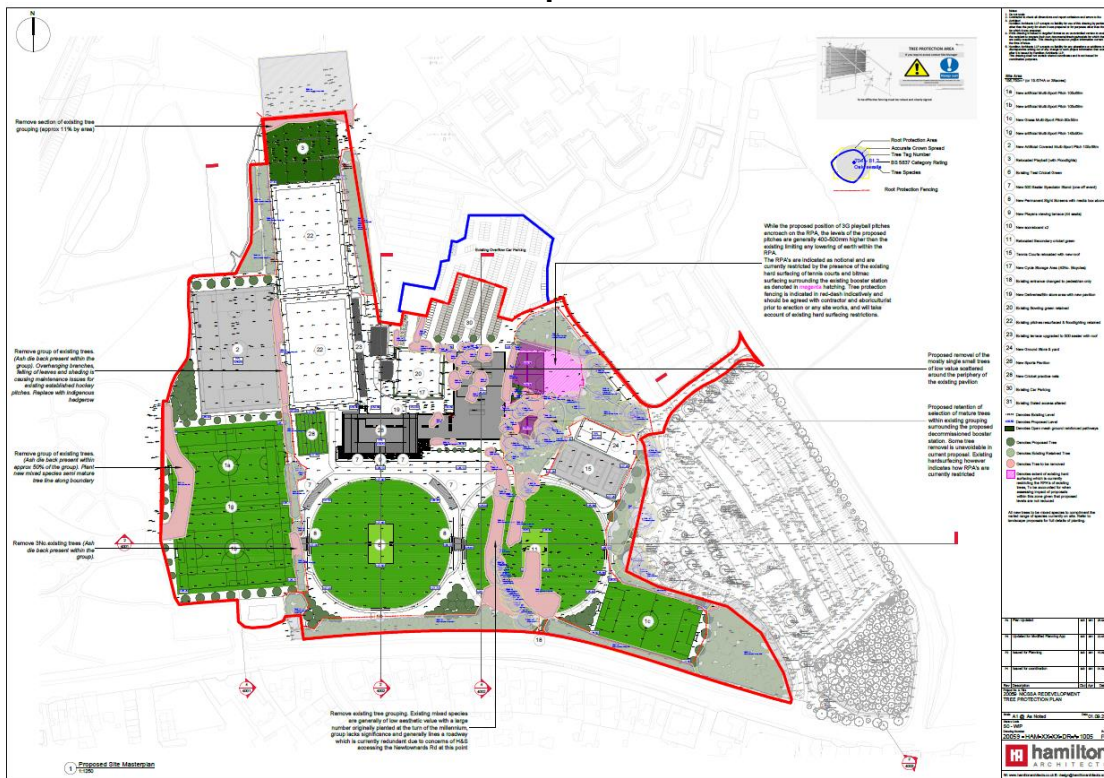
Masterplan



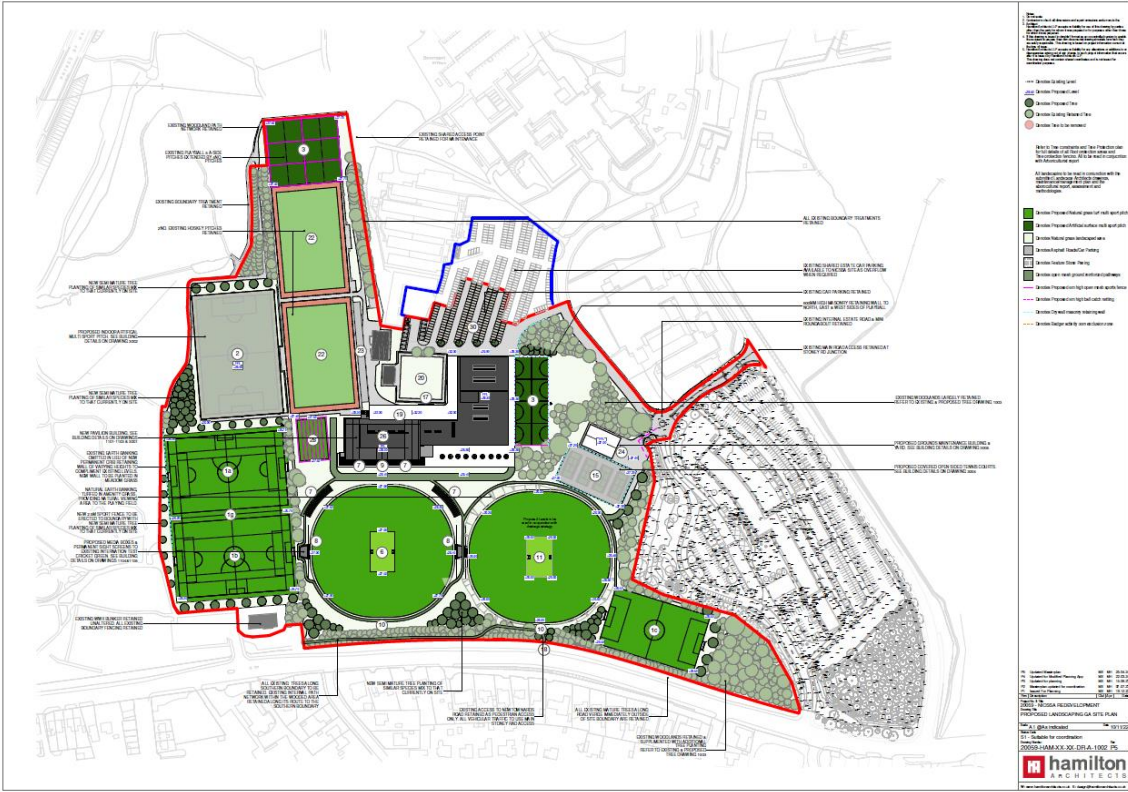
Existing and Proposed Tree Plan



Tree Impact Plan



Proposed Landscaping Plan



CGIs



Proposed New Pavilion overlooking main International Cricket Green



Existing Aerial View 1



Proposed Aerial View 1



Existing Aerial View 2



Proposed Aerial View 2

<p>2.0</p> <p>2.1</p>	<p>Characteristics of the Site and Area</p> <p>The site is located off the Upper Newtownards Road, in the east of the city close to the Council boundary with Lisburn and Castlereagh Council and is part of the wider Stormont Castle and Parliament Buildings estate. The site is currently occupied by NICSSA who operate the existing pavilion and manage the existing open space facilities. The site sits adjacent to the listed Dundonald House, a government owned office building immediately east of the site.</p>
<p>3.0</p> <p>3.1</p> <p>3.2</p>	<p>Description of Proposal</p> <p>The application seeks full planning permission for the redevelopment of the NICSSA pavilion complex within the Stormont Estate, creating a centre of excellence for sport. The development would comprise demolition of the existing pavilion building and replacement with new 2 storey building providing state of the art indoor sports halls, changing accommodation, function/meeting space offering improvements to the existing offering. The proposal also includes the extension and development of new international standard outdoor multi-sports playing, training and ancillary facilities. Day-to-day operation of the site will be improved by way of improvements to internal road network via new access/egress arrangements from the existing Stoney Road junction, additional car and cycle parking and new waste/recycling areas.'</p> <p>The application follows a detailed Pre-Application Discussion (PAD) process when not all issues were satisfactorily resolved.</p>
<p>4.0</p>	<p>Planning Assessment of Policy and Other Material Considerations</p>
<p>4.1</p> <p>4.1.1</p> <p>4.1.2</p>	<p>Planning Policy</p> <p>4.1.1 Development Plan – operational policies</p> <p>Belfast Local Development Plan: Plan Strategy 2035</p> <p>4.1.2 Relevant Planning Policies:</p> <p>Policies in the Plan Strategy relevant to the application include the following:</p> <p>Policy SP2 – Sustainable Development Policy SP3 – Improving Health and Wellbeing Policy SP5 – Positive Placemaking</p> <p>Policy HC1 – Promoting Healthy Communities Policy CI1 – Community Infrastructure Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for Major development</p> <p>Policy BH1 – Listed Buildings Policy BH4 – Works to grounds affecting built heritage assets Policy BH5 – Archaeology Policy BH6 – Parks, gardens and demesnes of special historic interest</p>

	<p>Policy TRAN 1 – Active Travel Policy TRAN 2 – Creating an Accessible Environment Policy TRAN 3 – Transport Assessment Policy TRAN 4 – Travel Plan Policy TRAN 6 – Access to Public Roads Policy TRAN 7 – Access to Protected Routes Policy TRAN 8 – Car parking and servicing arrangements</p> <p>Policy ENV1 – Environmental Quality Policy ENV2 – Mitigating Environmental Change Policy ENV3 – Adopting to Environmental Change Policy ENV4 – Flood Risk Policy ENV5 – Sustainable Drainage Systems (SuDS)</p> <p>Policy GB1 – Green and Blue Infrastructure Network Policy OS1 – Protection of Open Space Policy OS5 – Intensive Sports Facilities Policy OS7 – Floodlighting Policy NH1 – Protection of Natural Heritage Resources Policy LC1 – Landscape Policy LC1C – LLPAS Policy TRE1 – Trees</p>
4.1.3	<p><u>Supplementary Planning Guidance</u> Sustainable Urban Drainage Systems Transportation</p>
4.2	<p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
4.3	<p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
4.4	<p>Other Policies / Material considerations Developer Contribution Framework (BCC) Belfast Agenda (Community Plan)</p>
4.5	<p>Relevant Planning History</p>
4.5.1	<p>LA04/2023/3856/F - Short duration Geothermal Ground Source Heating Demonstration Project comprising shallow drilling, testing and completion of 5 no. exploratory boreholes, associated temporary access, compound areas and mobile public information kiosk. Planning Permission granted 30.04.2024.</p>
4.5.2	<p>LA04/2021/0976/PAN - Proposed redevelopment of the NICSSA Pavilion Sports Complex within the Stormont Estate creating a centre of excellence for sport. The development will comprise of partial demolition of the existing building and replacement with new 2 storey</p>

<p>4.5.3</p> <p>4.5.4</p>	<p>extensions providing state of the art indoor sports halls, changing accommodation, function/meeting space and improvements to the internal layout. Wider site works will include the demolition and site clearance of the Dundonald House site to facilitate the extension and development of new international standard outdoor multi multi-sports playing, training, and ancillary facilities. Day -to -day operation of the site will be improved by way of improvements to the internal road network via new access/egress arrangements from the existing Stoney Road Junction, additional car & cycle parking, and new waste/recycling areas. PAN acceptable 11 May 2021.</p> <p>LA04/2021/1615/PAD - Proposed redevelopment of the NICSSA Pavilion Sports Complex within the Stormont Estate creating a centre of excellence for sport. The development will comprise of partial demolition of the existing building and replacement with new 2 storey extensions providing state of the art indoor sports halls, changing accommodation, function/meeting space and improvements to the internal layout. The wider site works will include the demolition and site clearance of the Dundonald House site to facilitate the extension and development of new international standard outdoor multi-sport playing, training and ancillary facilities. Day to day operation of the site will be improved by way of improvements to the internal road network via new access/egress arrangements from the existing Stoney Road junction, additional car and cycle parking and new waste/recycling areas.</p> <p>LA04/2023/2904/PAN - Short duration Geothermal Ground Source Heating Demonstration Project comprising shallow drilling, testing and completion of 5 no. exploratory boreholes, associated temporary access, compound areas and mobile public information kiosk. PAN acceptable 28.03.2023.</p>
<p>5.0</p>	<p>Consultations and Representations</p>
<p>5.1</p> <p>5.2</p>	<p>Statutory Consultations</p> <p>DFI Roads – No objections subject to conditions DFC HED – No objections subject to conditions DAERA NIEA Regulation Unit & NED – No objections subject to conditions DAERA NIEA Water Management Unit – No objection NI Water – No objection Rivers Agency – No objection NIE – No objection</p> <p>Non-Statutory Consultations</p> <p>Shared Environmental Services – Project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects. Conditions recommended. BCC Environmental Health – No objections subject to conditions. BCC Tree Officer – Unable to support the development. BCC Plans & Policy team – Concerns raised regarding quantum of trees lost and nature conservation impact. BCC Landscape, Planning and Development Team – likely to be no significant adverse landscape or visual impacts, proposal will not likely result in a loss of open space, concerns raised regarding the tree loss. BCC Waste Management Team – No objections</p>

5.2.1	Whilst consultees may have referred to the no longer extant Planning Policy Statements in their consultation responses, the equivalent policies in the Plan Strategy are either the same or sufficiently similar to not require the consultees to re-evaluate the proposal in the context of the Plan Strategy.
5.3	Representations
5.3.1	<p>The application has been advertised and neighbours notified. The Council has received five objections raising the following issues (summarised):</p> <ul style="list-style-type: none"> • Reduction in parking runs contrary to the expansion of the site/grave concerns regarding lack of car parking spaces. • Concerns about where people are going to park during large events or where there is multiple concurrent users. • Impact of parking in nearby residential areas needs to be considered. • Concern regarding the slip road that runs parallel to the Upper Newtownards Road in front of properties 669 – 697 – increasing and recurring problems with car parking on the slip road by non-residents resulting in driveways being blocked/inaccessibility by residents causing significant stress. Multiple meetings over the years have taken place with residents, legal representatives, politicians, government departments, PSNI and NICSSA and no sustained resolution has been implemented to address the ongoing problem. • Proposals do not include a strategy to deal with these matters – joined up strategy required/ lack of detail regarding how additional traffic will be managed given lane closures due to glider which causes long traffic delays. • Conversion of existing NICSSA vehicular access point on Upper Newtownards Road to pedestrian access is only likely to exacerbate the parking problem on the residents’ slip road. • Query over disruption to neighbours and additional traffic generated by proposed demolition/building processes. • Lack of detail on hours the facility would be used. • Concerns regarding excessive noise, floodlights affecting neighbours, public nuisance. • Impact on wildlife/ trees. • Concerns regarding funding the project. • Impact on neighbours not given much thought.
5.3.2	The issues raised in the objections are considered in the main assessment below.
6.0	ASSESSMENT
6.1	Development Plan Context
6.1.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
6.1.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.

6.1.3	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 (“Departmental Development Plan”) remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
6.1.4	<p>Operational Polices</p> <p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 4.1.2.</p>
6.1.5	<p>Proposals Maps</p> <p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations, and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
6.1.6	<p>Belfast Urban Area Plan 2001</p> <p>Part of the site (excluding Dundonald House) is reserved for ‘<i>landscape, amenity or recreation use</i>’ in the BUAP.</p>
	<p>Draft Belfast Metropolitan Area Plan 2015 (dBMAP) v2004</p>
6.1.7	<p>The majority of the site is within an ‘Area of existing open space’. The site is designated as part of a wider Local Landscape Policy Area (BT152 – Stormont LLPA) and part of the site is located within a designated Site of Local Nature Conservation Importance (Ref BT 102/27 – Stormont SLNCI). A small part of the site (access/car parking/planting) falls within the Stormont Office Node (BT 019). A community greenway (BT 162/07 Odyssey/Stormont) is identified along the Upper Newtownards Road fronting the site and through the western portion of the site connecting to the wider Stormont Estate. The site is also within Stormont Castle and Parliament Buildings Historic Park, Garden and Demesne (BT 094).</p>
	<p>Draft Belfast Metropolitan Area Plan 2015 (dBMAP) v2014</p>
6.1.8	<p>The majority of the site is identified as ‘<i>existing open space</i>’ in Draft BMAP 2015 (v 2014). The site is designated as part of a wider Local Landscape Policy Area (BT135 – Stormont LLPA) and part of the site is located within a designated Site of Local Nature Conservation Importance (Ref BT084/27 – Stormont SLNCI). A small part of the site (shared car parking/planting) falls within the Stormont Office Node (BT012). A community greenway (BT 147/08) is identified along the Upper Newtownards Road fronting the site and through the western portion of the site connecting to the wider Stormont Estate. The site is also within Stormont Castle and Parliament Buildings Historic Park, Garden and Demesne (BT 076).</p>

6.2	Key Issues
6.2.1	<p>The key issues for the assessment of the application are summarised below.</p> <ul style="list-style-type: none"> • Principle of the proposed development • Acceptability of the design of the new pavilion and ancillary development • Impact on the setting of the adjacent listed Dundonald House • Impact on trees subject to a Tree Preservation Order • Impact on natural heritage • Traffic Impact/parking • Environmental protection • Drainage, flood risk and climate change • Employability and Skills • Pre-Application Community Consultation
6.3	The principle of the proposed development at this location
	<i>Policy context:</i>
6.3.1	The proposal comprises a number of elements including the demolition and redevelopment of the pavilion, redevelopment of and creation of new multi-use pitches along with associated development including spectator stands, floodlighting, car parking and ancillary works.
6.3.2	Strategic Policy SP3 seeks to maximise opportunities for improving health and wellbeing.
6.3.3	Policy CI1 of the Plan Strategy supports the improvement of facilities subject to no <i>'unacceptable impact on residential amenity or natural/built heritage and satisfactory arrangements for access...'</i> Therefore, there is policy support for improvement of existing facilities subject to detailed consideration set out later in the report.
6.3.4	The proposal would not result in the loss of open space and the retention of existing open space is supported by Policy OS1 (Protection of open space) of the Plan Strategy. Neither would it conflict with the designation as <i>'Lands reserved for Landscape, Amenity or Recreation Use'</i> as set out in the statutory plan, BUAP 2001. Policy OS5 (Intensive Sports facilities) supports the provision of new or extended intensive sports facilities at appropriate and accessible locations within the settlement limit subject to meeting a number of criteria which are considered below.
6.3.5	The existing sports facility is located within the settlement limits of Belfast and the proposal seeks to retain and enhance the existing open space and recreational facilities on the site. The site is highly accessible off the Upper Newtownards Roads next to a Glider route. The principle of the continued use and enhancement of this existing open space/recreational facility is considered acceptable and indeed welcomed.
6.3.6	Further assessment of the proposal against relevant planning policies including the impact on the natural and built environment is set out below.

	<p><i>Community infrastructure and international standard play pitches:</i></p> <p>6.3.7 The applicant has provided letters of support from the following organisations:</p> <ul style="list-style-type: none"> • Cricket Ireland • Northern Cricket Union of Ireland • East Belfast GAA • Age Northern Ireland • Civil Service North of Ireland Cricket Club • Special Olympics Ulster • Ulster Rugby, Boys and Girls Clubs • Ulster Hockey • Hockey Ireland • NICS Hockey Club • Archery NI • NI Sports Forum • Bloomfield Collegiate School • St. Joseph's Primary School • People 1st • Belfast Exposed • East Belfast Community Development Agency • eye4education • Netball Northern Ireland • NI Volleyball • NICSSA Archery Club • NICS Table Tennis Club • Ulster Badminton, Cinemagic • Department of Finance (landlord) • Mike Nesbitt MLA, Stephen Dunne MLA, Aisling Reilly MLA, Justin McNulty MLA • Geological Survey of NI DfE • Living with Water Programme Department for Infrastructure • Minorities Recognition Awards Northern Ireland • St. Donard's Parish Church • NI Civil Service Football Club.
6.3.8	<p>The letters of support submitted by the applicant demonstrate the high level of support for the proposal and indicates that the proposal will significantly enhance the opportunities for cross border participation and cooperation at the NICSSA site, which is aligned to the wider Departmental strategic objectives of local and central government to further develop sport across the island of Ireland. Furthermore, the letters of support indicate that the proposal would result in the creation of further employment opportunities, increase tourism via the hosting of international events, foster cross-border relationships and encourage community engagement via the delivery of a range of cross community events and programmes. The letters of support and these factors are material considerations that support the granting of planning permission.</p>
6.3.9	<p>The applicant has advised that whilst NICSSA has historically been a membership based organisation, under its new Charitable Status (achieved in December 2022), all sporting and recreational facilities (outside the bar facilities) will be open to all members of the community and hence subscription is not necessary. NICSSA states that it has derived a pricing list to</p>

	<p>ensure that it does not prohibit any individual/group who may be unable to access the facilities due to financial hardship. Research carried out by NICSSA shows the lack of suitable facilities within the immediate area and hence the need for the proposed development. Therefore, no displacement of existing facilities has been identified.</p>
6.3.10	<p>In summary average rates will be as follows:</p> <ul style="list-style-type: none"> • Corporate users: 100% fee • Governing Body: 50% of corporate rate • Schools/Charitable bodies: 35% of corporate rate.
6.3.11	<p>In addition, NICSSA will provide a number of the Peace Plus programming events free of charge for up to 10% of the proposed users, equating to 8,372 users per annum. NICSSA states that this process will be managed through a process whereby users can demonstrate financial need through a straightforward application process with NICSSA staff.</p>
6.4	<p>Acceptability of the design of the new pavilion and ancillary development</p>
6.4.1	<p>The proposal has been assessed against the SPPS, and Policies SP5, DES1 and DES2 of the Plan Strategy. Policies SP5 and DES1 promote good placemaking, high quality design and the importance of proposals responding positively to local context addressing matters such as scale height, massing, proportions, rhythm, and materials avoiding any negative impact at street level. Policy DES2 advocates adopting a holistic approach to site layout that is mindful of adjacent development and seeks the retention of existing trees within and around the site.</p>
6.4.2	<p>The application follows a Pre-Application Discussion (PAD) process when issues relating to scale, height, massing and architectural treatment of the proposed pavilion, the impact on the listed building and natural environment were discussed in detail.</p> <p><i>Scale, height and massing:</i></p>
6.4.3	<p>The existing split level pavilion building serves as the headquarters of the NICSSA and occupies a central location within the site, well set back from the Upper Newtownards Road. It comprises staff offices, conference and hospitality facilities, fitness suites, and changing accommodation over 2 floors with ancillary space (GIFA of approx. 2465sqm) and measures approximately 11.5m high. The applicant's Design and Access Statement advises that '<i>the existing pavilion has reached the end of its practical life with changing accommodation and ancillary facilities lacking the required standards for modern and universally accessible sporting activities required on site</i>'.</p>
6.4.4	<p>The proposed pavilion building seeks to create a state-of-the-art centre of sporting excellence accessible by people from all sections of society, all ages and all levels of sporting ability providing facilities for use by individuals and clubs/groups including Cricket Ireland, Ulster GAA, Ulster Rugby, Irish Football Association, Ulster Hockey, Netball NI, NI Volleyball, Table Tennis Ulster etc. The proposed replacement pavilion building would replace the existing in situ pavilion and its footprint will extend further east. The design and form of the proposed building comprises of a split-level building following the form of the existing pavilion in order to integrate with the existing landscape. The height of the building would increase from 11.5m to 14.7m. External public views of the new pavilion building would be limited particularly along the Upper Newtownards Road given the existing trees within the site which will be retained and existing</p>

trees outside the site along the Upper Newtownards Road which cumulatively will provide screening of the new pavilion. The proposed pavilion would incorporate improved facilities currently in place (such as changing accommodation, fitness suites, function suites, staff offices/facilities, etc) along with an additional indoor sports hall and training centre and conferencing/hospitality space over two floors (GIFA of 11,500sqm). A 500 seater spectator stand is proposed to the front of the pavilion fronting onto the main cricket pitch.

- 6.4.5 Key elements of the design of the pavilion focus on enhancing accessibility and the main entrance would be re-orientated to provide better accessibility from the existing main car park for users, staff and services satisfying Policy TRAN 2. The main entrance will be at grade from the upper ground floor level.

Architectural treatment:

- 6.4.6 The proposed building would be predominantly finished in white limestone cladding and blue/grey engineering brick (at lower ground floor level only) with large glazed sections including along the front of the building overlooking the cricket pitches. The dark brick and roofing materials (see image below) would contrast with the predominant lighter limestone cladding finish adding visual interest to the building.

- 6.4.7 The design, scale and massing of the proposed pavilion, shown in the images below, is considered understated but of good quality and appropriate to its proposed setting.



Proposed New Pavilion overlooking main International Cricket Green

- 6.4.8 Other ancillary structures proposed include two permanent media boxes to serve the existing main international cricket green which would provide internal space of 70sqm each giving overall total of 140sqm.
- 6.4.9 The proposed grounds/maintenance store is a single storey building to the east of the site. The design of the building comprises a pitched roof measuring 8.7m in height to the ridge which will house equipment to maintain the grounds. The building would be nestled with existing and proposed trees and will satisfactorily integrate into the existing landscape. As a result, the visual impact of this proposed building is considered minimal.
- 6.4.10 One indoor multi-sport artificial pitch is proposed and a tennis court both with dome roofs allowing for all weather play. These are located on the site of existing pitches, one is located to the east of the site (immediately adjacent to the secondary cricket pitch) and will house tennis courts and the second, larger one to the west of the site accommodating a multi-use sports pitch. The curved roof structures would comprise white/grey insulated PVC tensile fabric sheet

	<p>cladding which would be attached to grey masonry walls for the multi-sports pitch and grey PPC open mesh sports fencing for the tennis courts. The maximum height of these indoor pitches is 6.5m high for the tennis courts and 15m (curving to 7.5m high the eaves) high for the multi-sport pitch. The height of the latter is required to give appropriate head height for practical ball use. Both covered pitches will be set against a backdrop of mature trees including trees within the site and would satisfactorily integrate into the landscape. New trees are proposed to be planted around the perimeter of the larger indoor pitch to the west of the site. Public views of these indoor/covered pitches would be limited given their location within the site and the adequate set back from the Upper Newtownards and Stoney Road.</p>
6.4.11	<p>The proposed media screens and score boards associated with the main cricket are taller structures albeit small in scale. The most westerly media screen will require the removal of a number of trees to facilitate this structure. Notwithstanding, Ash die back is present within this tree grouping which threatens the long-term survival of this tree grouping. It is considered that given a large portion of the adjacent linear band of trees adjacent to the main cricket pitch would be retained and those lost will be replaced on other parts of the site, the location of this media screen is on balance acceptable. Public views of these structures would be limited given the screening provided by existing trees to be retained within the site along the Upper Newtownards Road and trees outside the site along the Upper Newtownards Road.</p>
6.4.12	<p>There are a number of new spectator stands proposed across the site including at the front of the pavilion and around the cricket pitch. An existing terrace is to be upgraded to a 500 seater covered stand adjacent to an existing 3G pitch to the west of the site. This stand is located behind the pavilion buildings and views of it would be limited. Notwithstanding, it would sit against a backdrop of existing trees both within and outside the site and it is considered that it would satisfactorily integrate into the existing landscape.</p>
6.4.13	<p>The ancillary buildings and structures proposed would be of appropriate scale and massing and are in principle considered acceptable for the reasons set out above.</p>
6.4.14	<p>The proposed development would result in the loss of trees, the impact of which is further considered below.</p>
6.5	<p>Impact on the setting of the adjacent listed Dundonald House</p> <p><i>Impact on historic buildings:</i></p>
6.5.1	<p>Policy BH1 (Listed Buildings) seeks to safeguard the setting of Listed Buildings. Dundonald House is a large, international style 1960s office complex and a Grade B+ Listed Building of special architectural or historic interest, which sits immediately to the east of the site. The gates and piers at the Upper Newtownards Road and the Stoney Road entrances are also listed. Whilst the site encroaches onto part of the Stormont Castle Demesne and there are a number of other Listed Buildings in the wider locality, they are not considered to be adversely affected by the proposal.</p>
6.5.2	<p>DfC Historic Environment Division (HED) has been consulted and initially objected with regard to the demolition of Dundonald House. However, this element has been since removed from the proposal following advice from officers. Following reconsideration HED has advised they are content with the proposal subject to conditions. It is considered that the proposal would not adversely affect the setting of the Listed Buildings and is compliant with Policy BH1.</p>

	<i>Archaeology:</i>
6.5.3	Policy BH5 relates to archaeology with the Council seeking to conserve and where possible enhance archaeological assets. Consent will normally only be granted where criteria a. to d. of Policy BH5 are met. The application is partially located within the historic demesne of Stormont Castle and it also includes a Civil Defence Control Bunker a monument of regional importance and scheduled monument.
6.5.4	HED (Historic Monuments) is content that the proposal satisfies Policy BH5, subject to conditions for the agreement and implementation of a programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ and the implementation of fencing around the historic monument during construction. These measures will be secured by condition as set out below.
6.6	Impact on trees subject to a Tree Preservation Order
6.6.1	The proposal has been assessed against the SPPS and Policies LC1 (Landscape), LC1C (LLPAS), TRE1 (Trees) and NH1 (Protection of natural heritage resources). The site is impacted by a number of environmental designations as set out in draft BMAP. The site falls within a larger LLPA designation (Ref: BT 035 – Stormont LLPA) and a small portion in the western part of the site falls with a SLNCI (BT 084/27 Stormont - SLNCI). In addition, the Council confirmed a Tree Preservation Order on the site in September 2023 in order to ensure the protection of the large number of trees.
6.6.2	<i>The applicant's Design and Access Statement states that 'Respecting the existing natural landscaping of mature and semi mature treelines and wooded areas has been at the forefront of the design to integrate the new proposals without losing the sites parkland feel and characteristics'. The site benefits from natural treelines to South, East and West boundaries and while the proposal does propose some tree removal from within the confines of the site, the vast majority of trees and natural topography within the wooded areas is proposed to be retained. Any trees that are proposed to be removed shall be replaced with new planting elsewhere within the site, further enhancing the sites landscape. With reference to drawing 1003 and consultant landscape design proposals, there is potential for the site to benefit from a net increase of approx. 800 new planting through strategic mixed species tree and woodland planting. There is significant potential for roosting bird boxes, bat boxes etc to be incorporated into the design to maintain and enhance the existing wildlife habitats and biodiversity across the site'.</i>
6.6.3	The development proposes a network of woodland paths around the perimeter and within the site using open grid reinforcing meshes to promote grass growth and provide root erosion protection. The applicant states that <i>'As part of the overall plan NICSSA intends to provide greater access to the pedestrian link/connection from the site to the wider Stormont Estate. At the moment access is limited, therefore the plans will allow greater access to the wider Stormont Estate. Access currently exists between the site and the wider Stormont Estate along the Western and Northern boundaries connecting to the existing parkland path network.'</i> The network of paths will support the maintenance of the Community greenway as designated in dBMAP.

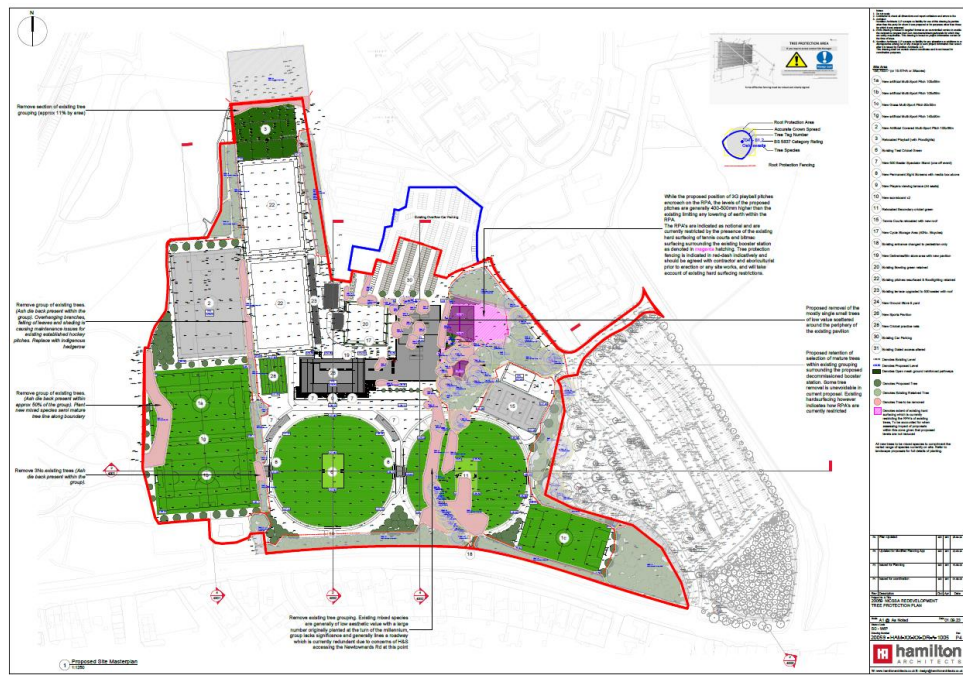
6.6.4

A tree survey has been carried out in support of the proposal and has identified that there is a total of 1,870 trees within the site boundary, 404 of which are proposed to be removed (coloured pink* on the plan below) with the retention of 1,466 trees (coloured light green* on the plan below). To mitigate the loss of the existing trees it is proposed to plant 796 mixed species trees (coloured dark green* on the plan below).

(*existing and proposed trees are identified in groups on the plan below and not individually).



The trees proposed to be removed along with those to be retained and new planting are overlaid on the masterplan below, which illustrates the areas affected.



6.6.5	The Tree Officer has raised concerns regarding the loss of large swathes of existing tree cover within the site and considers the removal would have a detrimental impact on the visual character and existing amenity offered by the trees as well as wildlife and habitat. Furthermore, the Tree Officer considers that the revised scheme would have a significant adverse impact on tree belts, corridors, and woodland structure across the site, as well as individual trees and has advised that they are unable to support the development in its current form.
6.6.6	The Planning Service's Plans & Policy (Environment) team advises that whilst significant new tree planting is proposed to help mitigate the substantial felling proposed, the quantum and nature conservation impact of felling is of concern and would have a significant adverse impact on tree belts, corridors and woodland structure across the site, as well as individual trees and does not comply with Policies NH1 and TRE1 of the LDP and the SPPS.
6.6.7	BCC Landscape Planning & Development Team acknowledges that the proposals are not likely to result in a loss of open space however raises concerns regarding the loss of a significant amount of mature trees and the subsequent impact on local biodiversity and wider amenity value. The Landscape Planning & Development Team considers that the proposed development does not occupy a prominent location within the landscape and agree with the conclusions of the Landscape Visual Impact Assessment that there is likely to be no significant adverse landscape or visual impacts from the development.
6.6.8	Officers consider that given the proposed trees to be removed in the western portion of the site (including within the SLNCI) are affected by ash die back (a chronic fungal disease of ash trees) which compromises the ability of these tree groups to survive in the long term and affects their lifespan, their removal is on balance considered acceptable and will be compensated by replacement trees providing long term benefits and mitigate for the loss of the affected trees.
6.6.9	The trees proposed to be removed adjacent to the pavilion are generally single trees and given the species which is primarily cypress and birch trees the amenity value associated with this grouping of trees is considered to be low compared with other tree groupings within the site. It is the view of officers that the benefits of the provision of a state of the arts sports facility outweigh the loss of these trees. Notwithstanding, replacement trees are proposed to compensate for their loss. The trees to be removed in the most northern part of the site to facilitate the relocated playball court are on balance considered acceptable given the proposal to replace these trees within the site.
6.6.10	The largest area of trees to be removed is the central woodland band running north to south. Removal of trees is being sought at this location to facilitate the secondary cricket pitch and associated development. This woodland area comprises a mix of tree species which offer a significant amenity value particularly when viewed from within the site. It is considered that the loss of the trees at this location is on balance acceptable taking into account proposed replacement trees which would result in a net gain of trees in accordance with Policy TRE1 together with the significant benefits of the scheme in terms of providing international standard play pitches and enhanced sporting facilities for the community.
6.6.11	Significant existing planting along the eastern boundary of the site and around Dundonald House would be retained and, along with proposed new planting in the vicinity of this woodland area, would continue to provide a landscape framework and natural habitat. Furthermore, it is the view of the officers that the loss of this woodland area would not compromise the wider mature landscape framework within which the site is nestled.

6.6.12	A landscape plan and management and maintenance plan has been submitted and has been assessed by BCC Landscape Planning & Development Team who are content with the specifications. This would be required to be implemented by condition.
6.6.13	It is the view of officers that in the planning balance, taking account of the benefits of creating a regional excellence for sport for the wider community in terms of significant health and community benefits, combined with the mitigation measures proposed (i.e. the planting of 796 trees to offset the loss of 404 trees proposed to be felled) the benefits of the proposal outweigh the negative impacts resulting from the removal of the trees.
6.7	Impact on natural heritage
6.7.1	DAERA NIEA, NED has assessed the impact of the proposal on the natural environment and acknowledges the amendments during the processing of the application in which further retention of trees is proposed. NED advises that it is content that the amended plans include more retention of existing trees and mature vegetation on site and are content with that a mix of native species proposed to be planted. NED is also content that root protection fencing is proposed around areas of woodland to be retained as well as around individual and groups of trees.
6.7.2	With regards to Bats, NED is content with the revised lighting assessment (NICSSA – Stormont Redevelopment, Lighting Assessment, revised 22.03.24) that show that lighting is no longer proposed along the western boundary of the site where NED previously had concerns about light-spill on bat corridors. By removing this aspect of lighting, NED does not consider that the proposed lighting scheme would likely significantly impact upon bats and their commuting/foraging corridors located outside of the application site but within the zone of influence of works.
6.7.3	NED recommends that a condition requiring a Wildlife Licence to be obtained from NIEA for a specific tree to be felled at which bat activity was observed during the time of surveying.
6.7.3	Following consideration of a Badger Activity Report, NED is content subject to conditions requiring a Wildlife Licence for to be obtained from NIEA for the proposed closure of badger outlier setts and the protection of existing setts in accordance with submitted details.
6.7.4	NED also recommends a condition requiring the retention of all existing trees to be retained in the interests of biodiversity. Existing trees to be retained are protected under the Tree Protection Order and any works to these trees will written require approval from the Council.
6.7.5	The proposal includes a number of new multi sports pitches which will have 3G artificial surfaces. An Infill Management & Pitch Maintenance Plan was submitted with the application and sets out alternatives to using microplastic infill material following the recent EU ban on such infill materials. Whilst there is a transition period, the Plan advises that it is NICSSA's intention to install a natural fully biodegradable infill material in lieu of rubber crumb using potential infill products such as cork, olive husk or grain. The plan also sets out proposals to include filter drains thereby reducing the risk of any infill material entering the watercourses. The plan states that through the mitigation measures and maintenance schedule the risk of contaminates entering the watercourse is deemed to be negligible. This report has been considered by Shared Environmental Services and DAERA, NIEA who raise no objection to the proposed surface treatment subject to conditions.

	<i>Habitats Regulation Assessment</i>
6.7.6	Belfast City Council is the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) for undertaking an Appropriate Assessment where a proposal is likely to have a significant environmental effect on Belfast Lough, an environmentally protected Special Protection Area (SPA), RAMSAR and Special Area of Conservation (SAC). Water quality of the lough is a key consideration. The Habitats Regulations are framed in such a way that it is not only the impacts of individual development proposals that need to be considered, but also “in combination” impacts with other development.
6.7.7	The Council has consulted with SES and DAREA. SES has advised following an appropriate assessment in accordance with the Regulations and having considered the nature, scale, timing, duration and location of the project, that the proposal would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects. This conclusion is subject to mitigation in the form of a planning conditions to provide at least a 10m buffer between the location of machinery refuelling/ storage of oil/fuel/concrete mixing and washing areas and the watercourse adjacent to the eastern boundary and also that the drainage of all 3G artificial synthetic pitches must be constructed in accordance with the measures detailed in the Infill Management & Pitch Maintenance Plan to retain microplastics/rubber granulate within the pitch area.
6.7.8	Subject to the conditions, it is considered that the proposal would not have an adverse impact on the environmentally protected Belfast Lough.
6.8	Health impacts
6.8.1	Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles and states that new developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.
6.8.2	The use of the site as a centre of sporting excellence provides the opportunity for modern high specification open space/sporting facilities, which will promote health and wellbeing.
6.8.3	The site is highly accessible and provides excellent opportunities for active travel, including walking and cycling, through excellent linkages with the city centre. Active travel will be further encouraged through the applicant’s green travel plan.
6.8.4	In terms of place making, the proposed building is considered to be of a high-quality design which would provide a pleasant working and sporting environment for employees and visitors.
6.8.5	The proposal is considered to satisfy the requirements of Policy HC1.

6.9	Access, Parking and Servicing
6.9.1	<p>The site is located in a highly accessible location off the Upper Newtownards Road, which is well served by public transport including the Glider service. A bus lane runs along the Upper Newtownards Road adjacent to the site. There is pedestrian access to the site from the Upper Newtownards Road and a network of paths within the site. The proposal incorporates bike storage for 40 cycles adjacent to the existing bowling green and new pavilion building. The proposal is considered to comply with Policy TRAN 1 taking account of the needs of walkers and cyclists. The entrance to the new pavilion will be re-orientated to provide better accessibility from the existing main car park for users, staff and services and would be at grade from the upper ground floor level. The proposal complies with Policy TRAN 2.</p>
6.9.2	<p>A Travel Plan has been submitted with the application, which seeks to promote sustainable travel choices and reduce reliance on private car, associated with staff and visitor trips to the proposed development. The proposal complies with Policy TRAN 4.</p>
6.9.3	<p>Policy TRAN 8 (Car Parking and servicing arrangements) requires developments to provide adequate provision for car parking and appropriate servicing arrangements. The masterplan indicates that the existing car park located to the north of the site will be reconfigured to accommodate around 185 spaces including 13 disabled spaces. In addition, the masterplan indicates that the applicant controls the adjoining car park which includes approximately 256 spaces including 3 disabled spaces.</p>
6.9.4	<p>NICSSA has confirmed that overflow car parking arrangements are available to NICSSA under the licence between NICSSA and Department of Finance (DoF). There are approximately 2,000 car parking spaces outside of the application site and overflow parking area, including the car parking area to the east of the Stormont Parliament building. The 2,000 spaces are separated into five zones in the following areas:</p> <p>Dundonald Building – 618 spaces; Craigantlet Buildings – 143 spaces; Knockview and Hillview Buildings – 389 spaces; Castle Buildings – 373 spaces; and Additional parking north of the Site – 303</p>
6.9.5	<p>The applicant has advised that NICSSA work closely with Stormont Estate Management Unit on the overflow car parking arrangements as well as co-ordinating the hosting of major events on the site to ensure maximum capacity and use of additional car parking spaces. NICSSA continues to work with all governing bodies to ensure clear instructions on parking arrangements are promoted and with major events being ticketed are able through the governing bodies to communicate with each individual or group on parking arrangements and public transport options.</p>
6.9.6	<p>For major events the applicant has advised that NICSSA will provide clear instructions to spectators of the bus routes and stops as well the Dundonald park & ride to encourage greater use of public transport. The applicant has highlighted that for previous major events public transport and coaches have been utilised reducing the need for additional carparking and they have been able to accommodate the private coaches along the Prince of Wales drive within the Stormont Estate to park the buses. All this is undertaken in liaison with Stormont Estate Management Unit. NICSSA also highlight that most major events happen primarily over the</p>

	weekends and in the evenings i.e. off peak times when the car parks at Stormont are generally not in use.
6.9.7	DFI Roads has raised no objection to the level of parking proposed. The proposal complies with Policy TRAN 8.
6.9.8	Policy OS5 (Intensive Sports facilities) requires that the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access and car parking drainage. DFI Roads has raised no objection to road network capacity. The proposal complies with Policy OS5 in so far as it relates to access and parking arrangements.
6.9.10	Objections raise concerns regarding access and parking arrangements. The objections have been considered by DFI Road which offer no objection to the proposal subject to conditions which are set out below.
6.9.11	Servicing of the development will take place from the pavilion via the main access road. A waste storage area is proposed within the pavilion building with direct access to the refuse collection vehicle route. Waste Management Unit consider the waste arrangements acceptable and DFI Roads raise no objection to the servicing arrangements. The servicing arrangements comply with Policy TRAN 8.
6.10	Environmental protection
6.10.1	Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of lighting, noise, contaminated land and air quality.
	<u>Contaminated land</u>
6.10.2	In relation to contaminated land, Environmental Health has assessed the Contaminated Land Reports accompanying the application and raises no objection subject to conditions seeking an updated Quantitative Risk Assessment, updated Remediation Strategy and a Verification Report. The proposal is considered to accord with Policy ENV1.
	<u>Air Quality</u>
6.10.3	The site sits adjacent to the Upper Newtownards Road Air Quality Management Area ((Belfast AQMA No. 3). Environmental Health has assessed the Air Quality Impact Assessment accompanying the application and advises that notwithstanding some minor discrepancies, it is their view that the assessment sufficiently demonstrates that vehicle movements from the proposed development will not have an adverse impact on air quality in the vicinity of the site and that existing sensitive receptors along the Upper Newtownards Road and Stoney Road will not be exposed to air quality concentrations exceeding UK Air Quality objectives. Environmental Health recommends a condition to require a further Air Quality Assessment should centralised combustion sources be proposed. Subject to this condition, it is considered that the proposal accords with Policy ENV1.

6.10.4	<p><u>Noise</u></p> <p>In relation to noise, Environmental Health has assessed the Noise Assessment accompanying the application and has considered the objections which raise noise concerns. Environmental Health notes that the proposal is for modification of the existing facilities and will not, according to the information presented within the noise assessment, present a significant change of use to the site. Environmental Health also notes that the predicated noise emissions from the proposed redevelopment have been concluded within the noise assessment as not to have an adverse impact on nearby noise sensitive receptors. Environmental Health do not raise any concerns with the Noise Assessment and the proposal is considered that the proposal accords with Policy ENV1.</p>
6.10.5	<p><u>Floodlighting</u></p> <p>Environmental Health has assessed the latest March 2024 lighting assessment which has determined that the proposed lighting design will have minimal impact on the surrounding streetscape based on the number and specification of lighting proposed in the design. The vertical lux overspill calculations and contour maps submitted are within the guidance parameters set out in ILP guidance notes for category E3 suburban lighting zone. Environmental Health do not raise any concerns with the Lighting Assessment. DAERA NIEA has also assessed the floodlighting and impact on wildlife including Bats and do not raise any concerns with the proposal. It is considered that the proposal accords with Policies ENV1 and NH1 in these regards.</p>
6.11	<p>Drainage, flood risk and climate change</p>
6.11.1	<p><u>Flood risk</u></p> <p>DFI Rivers advises that the Flood Maps (NI) indicates that portions of the site lay in the 1 in 100 year climate change fluvial flood plain and within an area of predicted pluvial flooding. DFI Rivers advise that while not being responsible for the preparation of Flood Risk & Drainage Assessment it accepts its logic and has no reason to disagree with its conclusions.</p>
6.11.2	<p>The Proposed Drainage Strategy accompanying the application proposes attenuation tanks at a number of locations which support the Council's objective to incorporate Sustainable drainage systems (SuDS) in new developments. Accordingly, DFI Rivers offer no objection to the proposal. The proposal is considered to satisfy Policy ENV5.</p>
6.11.3	<p><u>Waste-water infrastructure</u></p> <p>Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water has no objection to the amended scheme. The proposal is considered acceptable having regard to Policy SP1A of the Plan Strategy.</p>
6.11.4	<p><u>Climate change</u></p> <p>Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposed pavilion is targeting a BREEAM rating although it has not been confirmed which rating this would be – clarification is being sought from the applicant. In the meantime, a condition is recommended that the building achieves at least BREEAM Excellent rating, which would satisfy Policies ENV2, ENV3 and DES2.</p>

6.11.5	<p>Policy ENV5 states that all built development shall include, where appropriate, SuDS measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere. The Planning Statement accompanying the application states that:</p> <p><i>'The overarching benefit of the proposed development from a SuDS perspective, is the vast hydraulic improvement to the drainage infrastructure of the site. These benefits are achieved by the use of SUDs, surface water infiltration, storm flow separation, pluvial floodplain provision & fluvial flood reduction.'</i></p> <p><i>'There is a decrease in impermeable area as a result of the works, the total storm water discharge rate from the site will be limited to greenfield run off which offers a vast decrease in discharge rate than that currently offered by the site and thus decreases the hydraulic loading on the Knock River which decreases downstream flooding.'</i></p>
6.11.6	<p>DFI Rivers and NI Water have assessed the above measures and are content with the proposals. In addition to the above SuDS measures, the Planning Statement also states that <i>'Permeable paving will be proposed where possible to both pedestrian and vehicle areas, impermeable surfaces will be limited to existing retained car parking areas, and paths unaffected by the works, any new pathways to the various external playing fields will be recommended to be constructed from open grid ground reinforcement to encourage integration into the natural environment, maintaining its permeability. Rainwater harvesting will be promoted where possible.'</i></p>
6.11.7	<p>Furthermore, tree planting is also an appropriate SuDS measure as set out under Policy ENV5. The combination of SuDS measures as set out above are considered to satisfy the requirements of Policy ENV5 and conditions are recommended to ensure the implementation of these measures.</p>
6.12	Employability & Skills
6.12.1	<p>The Economic Development Unit advise that it is envisaged that the outcomes resulting from the implementation of the Buy-Social model in performance of the contract associated with this development will be analogous to a s76 Employability and Skills Plan and as a result consider that it would be disproportionate to request additional employability and skills requirements in this phase of the development, particularly as Buy Social implements a specific toolkit for construction and any possible skills shortages will be mitigated through Targeted Recruitment & Training clauses. It is therefore recommended that Section 76 Developer Contribution clauses should not be applied to this development.</p>
6.13	Pre-Community Consultation
6.13.1	<p>For applications that fall within the major category as prescribed in the Development Management Regulations, the Act places a statutory duty on applicants for planning permission to consult the community in advance of submitting an application.</p>
6.13.2	<p>Prospective applicants, prior to submitting a major application, must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. It is considered that the PACC Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Act to consult the community in advance of submitting an application.</p>

<p>6.13.3</p> <p>6.13.4</p> <p>6.13.5</p> <p>6.13.6</p>	<p>The applicant served a Proposal of Application Notice (PAN) on 21 April 2021 (LA04/2021/0976/PAN). The Council responded, confirming that the PAN and associated approach met the requirements and was acceptable subject to additional consultation with Stormont Presbyterian Church, Ardcarne Community and Stormont Community Engagement Project.</p> <p>A Pre-Application Community Consultation Report has been produced to comply with the requirements of legislation. The purpose of a PACC report is to confirm that pre-application community consultation has taken place in line with statutory minimum requirements. The report has confirmed advertising for the public event and that the public engagement (dedicated website, phone lines and phone sessions, distribution of 8,000 pamphlets to residents and businesses within a 1 mile radius of the site) took place.</p> <p>The report states that queries were raised from the Community during the consultation event including queries regarding whether a swimming pool was planned as part of the development, whether the existing 7 a side pitches were being retained, suggested inclusion of appropriate accommodation for potential breeding birds, programmed start date, impact on local road network during construction, whether a stadium would be developed, whether rates would increase in the area to pay for the development and raising concerns regarding the demolition of Dundonald House. The PACC Report states that the engagement with the community has confirmed the following:</p> <ul style="list-style-type: none"> • <i>The general feeling of support from the community for the upgrading of the sporting facilities at the existing site and the benefits it will bring to the local and wider community;</i> • <i>The community were largely supportive of the proposal in terms of its layout and scale but had some general queries as to the type of accommodation being offered, fears of a largescale stadium development on site were allayed as this is simply not part of the development. The site will continue to host international cricket games as they have done for many years, the new accommodation will provide a betterment of the existing facilities;</i> • <i>That through an iterative process, the community has been able to see and understand the proposed development.</i> <p>The Pre-Community Consultation Report submitted satisfactorily demonstrates that the applicant has complied with the requirements of the legislation and has adhered to Council recommendations during the PAN process. The PACC report is considered acceptable.</p>
<p>6.14</p> <p>6.14.1</p> <p>6.14.2</p>	<p>Summary of Recommendation</p> <p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that the issues are not substantive.</p>

DRAFT CONDITIONS

1. The development hereby permitted must be begun within five years from the date of this permission.

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

2. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or new trees or planting indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.

Reason: In the interests of visual amenity.

3. All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: In the interests of the character and appearance of the area.

4. The development shall be carried out in accordance with the Landscape Management and Maintenance Plan (September 2023) unless otherwise agreed in writing by the Council.

Reason: In the interests of amenity and the character and appearance of the area.

5. No development shall commence on site unless a detailed methodology for the protection of the listed gates and piers to the rear entrance at Stoney Road during the construction phase has been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

6. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted to and approved in writing by the Council.

The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and

- Preparation of the digital, documentary and material archive for
- deposition.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

7. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 6.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

8. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 6. These measures shall be implemented and a final archaeological report shall be submitted and agreed in writing by the Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

9. No works of any nature or development shall be carried out within the existing fenced area around the scheduled monument. No erection of huts or other structures, no storage of building materials, no dumping of spoil or topsoil or rubbish, no bonfires, nor any use, turning or parking of plant or machinery shall take place within the fenced area. The fence shall not be removed until the site works and development have been completed.

Reason: to prevent damage or disturbance of archaeological remains within the application site.

10. In the event that any centralised combustion sources (boilers, CHP, biomass or generators) are proposed and there is a risk of impact at relevant receptor locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017), prior to their installation, an updated Air Quality Impact Assessment shall be submitted to and approved in writing by Council. The assessment shall include details of the combustion plant to be installed, to include emission rates and flue termination heights of the proposed combustion systems and must demonstrate that there will be no exceedances of the Air Quality Strategy objectives at relevant human receptor locations, associated with operation of the proposed combustion plant and with the overall development. No such centralised combustion sources shall be installed unless in accordance with the approved details.

Reason: To ensure that ambient air pollution related to the site is appropriately dealt with, in the interests of human health.

11. No development shall commence on site (other than site clearance, enabling works or works to fulfil this condition) until an updated Quantitative Risk Assessment has been submitted to and approved in writing by the Council. This updated Quantitative Risk Assessment shall specifically consider the asbestos in shallow soils identified at BH6 within the MCL Consulting Ltd report entitled 'Project Number: P3035, Generic Quantitative Risk Assessment, Stormont Sports Pavilion Redevelopment, Upper Newtownards Road, Belfast, Client: NICSSA, Issued: September 2023'.

The updated Quantitative Risk Assessment shall follow current Environment Agency and CIRIA guidance and British Standards and include:

- Additional site investigation in line with BS 10175:2011+A2:2017.
- A satisfactory assessment of the risks (including an updated Conceptual Site Model), conducted in line with current Environment Agency guidance. Risks associated with ground gases shall be assessed under the methodology outlined in BS 8485:2015+A1:2019.

The development shall not be carried out unless in accordance with the approved details.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

12. No development shall commence on site (other than site clearance, enabling works or works to fulfil this condition) unless an updated Remediation Strategy has been submitted to and approved in writing by the Council. The Remediation Strategy shall consider the MCL Consulting Ltd report entitled 'Project Number: P3035, Generic Quantitative Risk Assessment, Stormont Sports Pavilion Redevelopment, Upper Newtownards Road, Belfast, Client: NICSSA, Issued: September 2023' and the updated Quantitative Risk Assessment. The updated Remediation Strategy shall follow current Environment Agency and CIRIA guidance and British Standards and must demonstrate how the identified contaminant linkages are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified. The development shall not be carried out unless in accordance with the approved Remediation Strategy.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

13. Prior to operation of the development, a Verification Report shall be submitted to and approved in writing by the Council. The Verification Report shall be completed by competent persons and be in accordance with current Environment Agency and CIRIA guidance and British Standards. It must demonstrate that the mitigation measures outlined in the agreed Remediation Strategy have been implemented, that they have broken the relevant contaminant linkages and that the site no longer poses a potential risk to human health.

Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.

14. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards.

In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health and protection of environmental receptors and to ensure the site is suitable for use.

15. No development activity, including ground preparation or vegetation clearance, shall take place until a protection zone(s), clearly marked with posts joined with hazard warning tape, has been provided around each badger sett entrance associated with the main and annex sett complex at a radius of 25 metres (As shown on Figure II: Map showing sett structures and 25m buffers, Badger Survey and Mitigation Plan, MCL Consulting Ltd, February 2024). No works, vegetation clearance, disturbance by machinery, dumping or storage of materials shall take place within the protection zone(s) without the consent of the Council unless an appropriate Wildlife Licence has been obtained from NIEA. The protection zone(s) shall be retained and maintained until all construction activity has been completed on site.

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

16. Prior to works commencing on site, all existing trees shown on Drawing No. 41B Landscape Design Plan (published to the NIPP 29/04/2024) as being retained shall be protected by appropriate fencing in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Council.

Reason: To protect the biodiversity value of the site, including protected species.

17. Throughout the construction phase, a clearly defined buffer of at least 10 metres must be maintained between the location of machinery refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil, etc. and the watercourse adjacent to the eastern edge of the red line boundary.

Reason: To ensure the project will not have an adverse effect on the integrity of any European site.

18. The drainage of all 3G artificial synthetic pitches must be constructed in accordance with the design measures detailed in the Infill Management & Pitch Maintenance Plan (Hamilton Architects, published 25/03/2024) to retain microplastics / rubber granulate within the pitch area. Site drainage must conform with the proposed measures throughout operation of the 3G pitches, unless otherwise agreed in writing by the Council.
- Reason: To ensure the project will not have an adverse effect on the integrity of any European site.
19. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.
- Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site.
20. The development shall not be occupied until secure and covered cycle parking facilities have been provided on the site. These facilities shall be permanently retained on the site.
- Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.
21. The development hereby permitted shall operate in accordance with the approved Travel Plan.
- Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.
22. The development shall not be occupied until all redundant vehicular accesses have been permanently closed off to the satisfaction of DfI Roads.
- Reason: In the interests of road safety and convenience of road users.
23. Within one year of the occupation, evidence that the pavilion building has been constructed to at least BREEAM Excellent standard, or equivalent, shall be submitted in writing to the Council.
- Reason: To ensure that the development mitigates and adapts to climate change.
24. The SuDS measures shall be implemented as specified in the application and the building shall not be occupied nor the upgraded/new playing pitches/facilities operational until written verification and evidence of such has been submitted to and approved in writing by the Council.
- Reason: In order that the development provides sustainable drainage.