

# Committee Report

Development Management Report	
<b>Date of Committee:</b> 19 <sup>th</sup> May 2026	
<b>Application ID:</b> LA04/2025/2033/F	
<b>Proposal:</b> Variation of conditions, 3, 6, 7, 8, 9, 12, 13, 14, 24, 25 and 27 of planning approval LA04/2023/2459/F to allow for phasing of the development.	<b>Location:</b> The Maynard Sinclair Pavilion Stormont Estate, Belfast, BT4 3TA
<b>Referral Route:</b> Section 54 application to vary condition of previous major application.	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Kieran Devlin NICSSA Stormont Estate Upper Newtownards Road Belfast BT4 3TA	<b>Agent Name and Address:</b> Michael Sloan Hamilton Architects 3 Joy Street Belfast
<b>Date Valid:</b> 12 <sup>th</sup> December 2025	
<b>Target Date:</b> 10 July 2026	
<b>Contact Officer:</b> Lisa Walshe, Principal Planning Officer	
<b>Executive Summary:</b> <p>Planning approval was previously granted for the redevelopment of the NICSSA pavilion complex within the Stormont Estate to create a centre of excellence for sport (Ref: LA04/2023/2459). The development approved comprises of demolition of the existing pavilion building and replacement with a 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.</p> <p>This application seeks planning permission to vary a number of conditions (3, 6, 7, 8, 9, 12, 13, 14, 24, 25 and 27) to allow for phasing of the development. Phasing of the development is sought in line with funding available for the project. The applicant has advised that <i>'Funding for the project has now been made available to enable the commencement of "Phase 1" of the project and NICSSA are ready to proceed including discharging of relevant pre-commencement conditions.'</i></p> <p>The key issues relevant to consideration of the application are:</p> <ul style="list-style-type: none"><li>• Principle of the development</li><li>• The impact of proposed phasing</li></ul> <p>DFC: HED, DAERA, BCC Environmental Health and BCC Trees offer no objections to the proposed variation subject to amendments to conditions.</p>	

One objection has been received raising concerns regarding parking which is considered in report below.

**Recommendation**

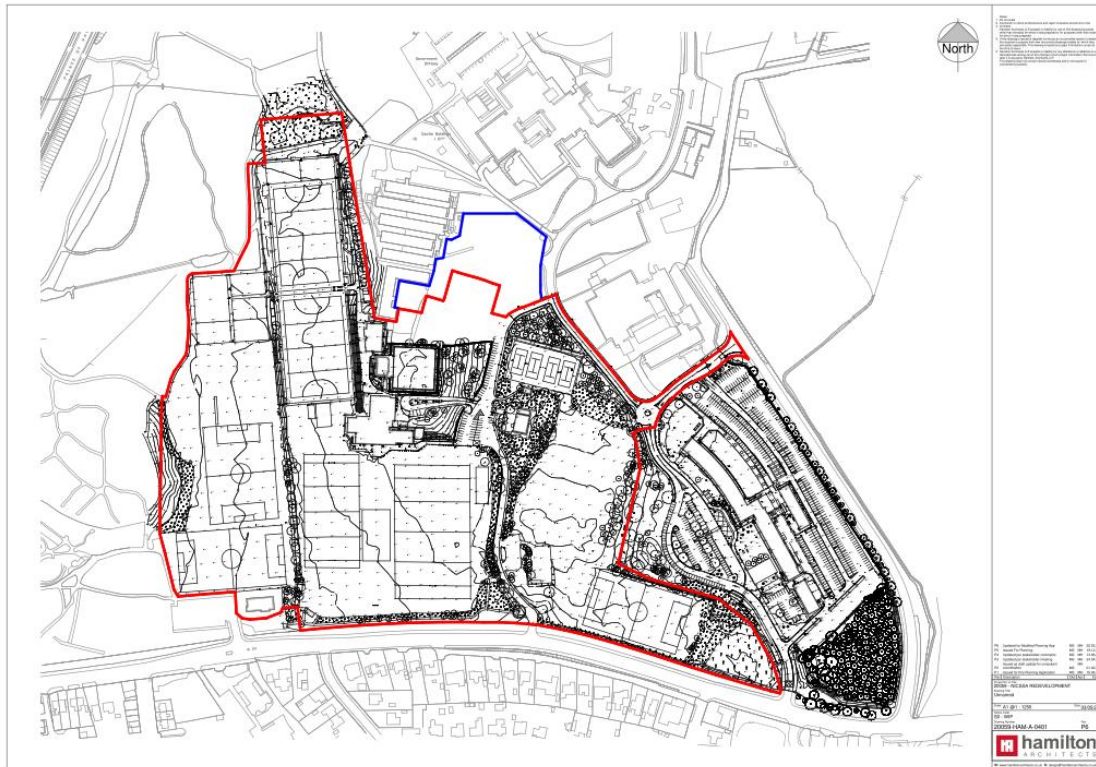
Having had regard to the development plan, relevant planning policies, and consultation responses it is considered that the variation of conditions should be approved.

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 so long as they are not substantive.

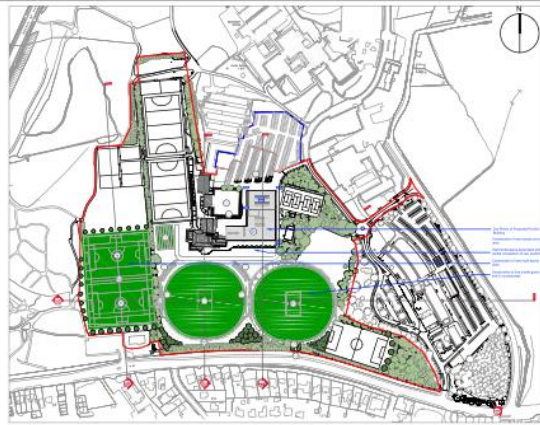
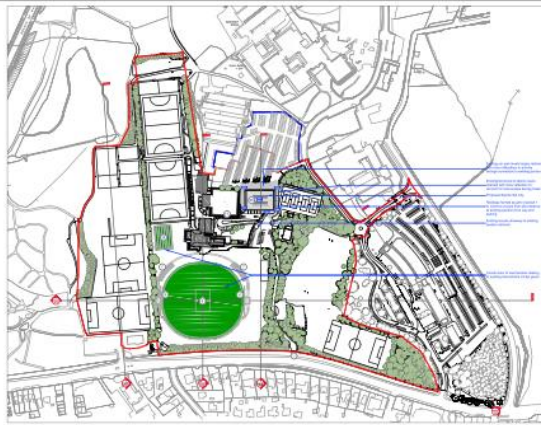
# Case Officer Report

## 1.0 Drawings

### Site Location Plan



### Masterplan Phasing Strategy



**Legend**

- 100 - 100% to be built
- 200 - 20% to be built
- 300 - 30% to be built
- 400 - 40% to be built
- 500 - 50% to be built
- 600 - 60% to be built
- 700 - 70% to be built
- 800 - 80% to be built
- 900 - 90% to be built
- 1000 - 100% to be built
- 1100 - 100% to be built
- 1200 - 100% to be built
- 1300 - 100% to be built
- 1400 - 100% to be built
- 1500 - 100% to be built
- 1600 - 100% to be built
- 1700 - 100% to be built
- 1800 - 100% to be built
- 1900 - 100% to be built
- 2000 - 100% to be built
- 2100 - 100% to be built
- 2200 - 100% to be built
- 2300 - 100% to be built
- 2400 - 100% to be built
- 2500 - 100% to be built
- 2600 - 100% to be built
- 2700 - 100% to be built
- 2800 - 100% to be built
- 2900 - 100% to be built
- 3000 - 100% to be built
- 3100 - 100% to be built
- 3200 - 100% to be built
- 3300 - 100% to be built
- 3400 - 100% to be built
- 3500 - 100% to be built
- 3600 - 100% to be built
- 3700 - 100% to be built
- 3800 - 100% to be built
- 3900 - 100% to be built
- 4000 - 100% to be built
- 4100 - 100% to be built
- 4200 - 100% to be built
- 4300 - 100% to be built
- 4400 - 100% to be built
- 4500 - 100% to be built
- 4600 - 100% to be built
- 4700 - 100% to be built
- 4800 - 100% to be built
- 4900 - 100% to be built
- 5000 - 100% to be built

**Hamilton**  
ARCHITECT

# Phasing of Pavilion Building

## South Elevations



1 Existing South Site Elevation  
1" = 20'



2 Phase 1 South Site Elevation  
1" = 20'



3 Phase 2 South Site Elevation  
1" = 20'

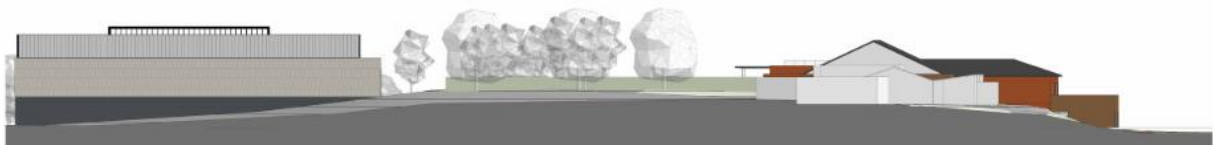


4 Phase 3 South Site Elevation  
1" = 20'



5 Phase 4 South Site Elevation  
1" = 20'

## North Elevations



1 Phase 1 North Elevation  
1" = 20'



2 Phase 2 North Elevation  
1" = 20'



3 Phase 3 North Elevation  
1" = 20'



4 Phase 4 North Elevation  
1" = 20'

## East Elevations



① Phase 1 East Elevation  
1:50



② Phase 2 East Elevation  
1:50



③ Phase 3 East Elevation  
1:50



④ Phase 4 East Elevation  
1:50

## West Elevations



① Phase 1 West Elevation  
1:50



② Phase 2 West Elevation  
1:50



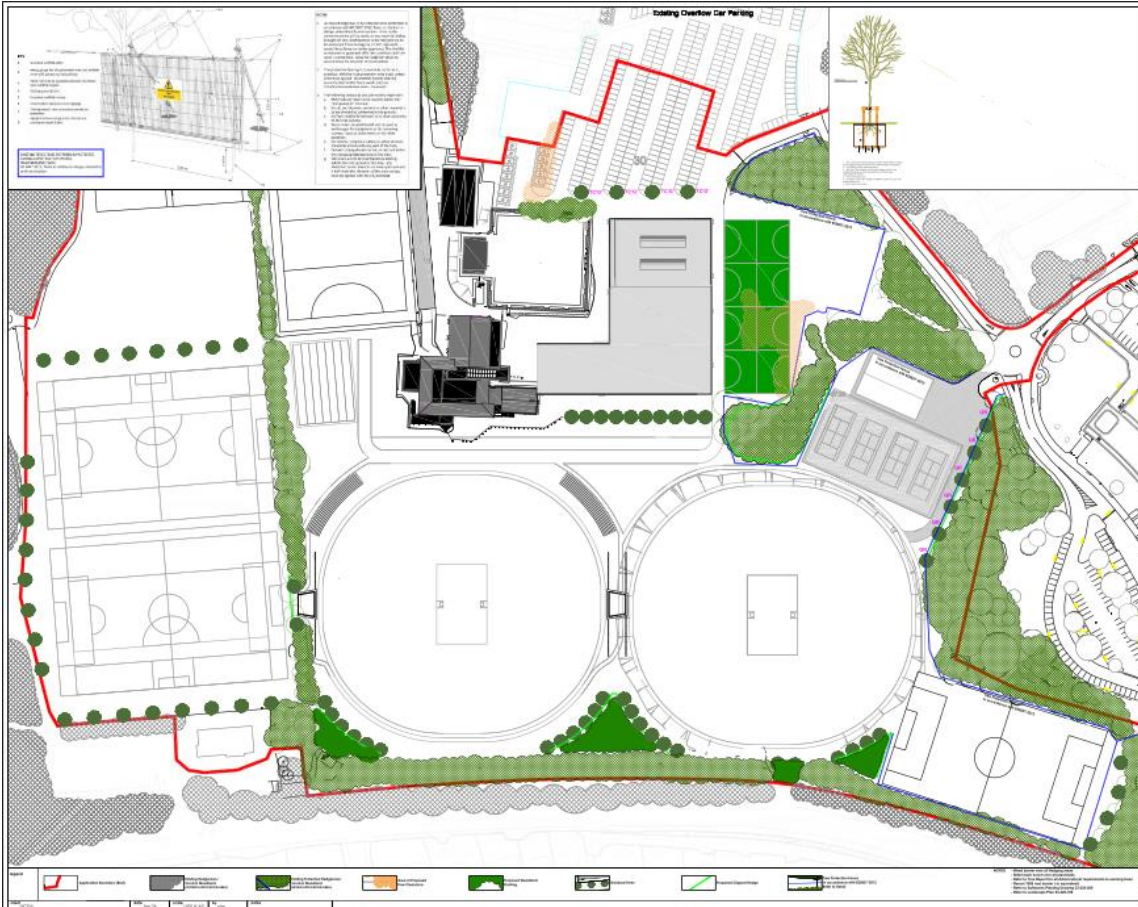
③ Phase 3 West Elevation  
1:50



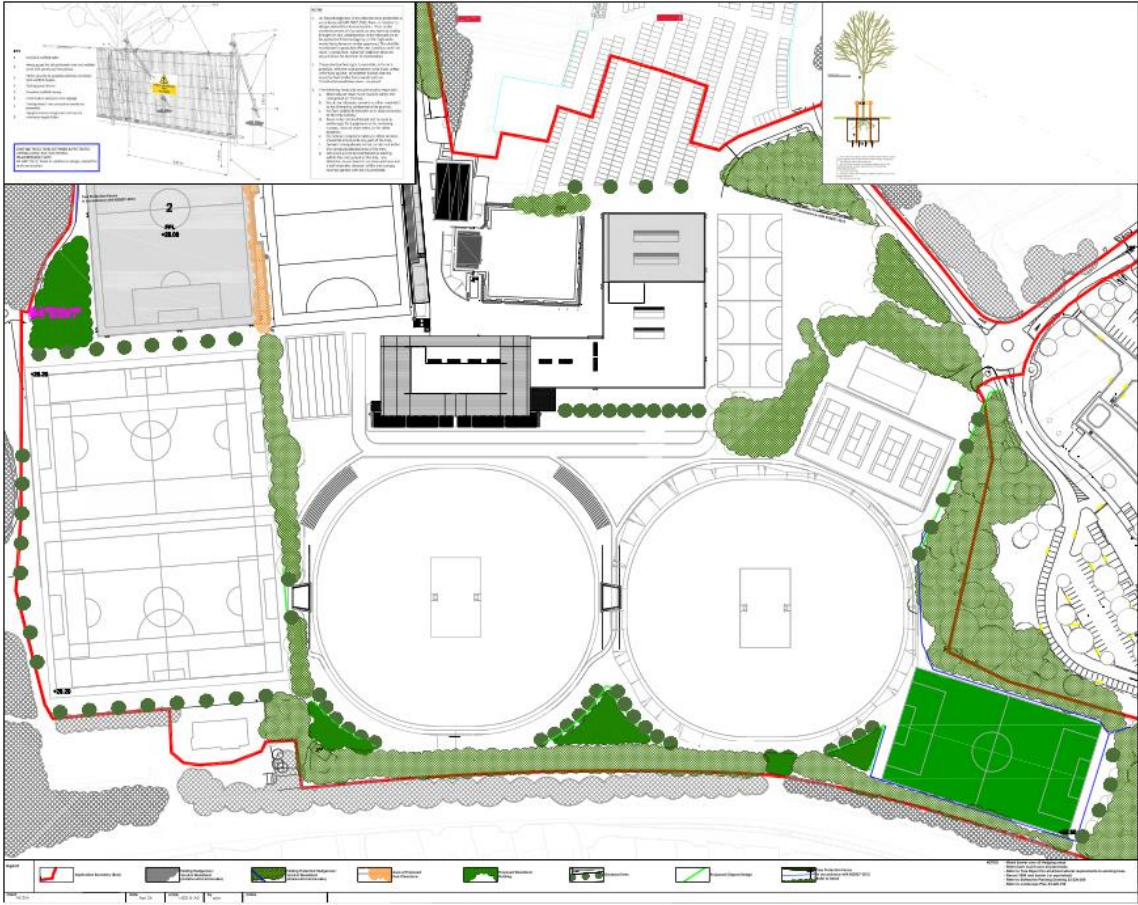
④ Phase 4 West Elevation  
1:50



### Phase 3



### Phase 4



Characteristics of the Site and Area	
2.0	<b>Description of Proposed Development</b>
2.1	The application seeks planning permission for the variation of conditions 3, 6, 7, 8, 9, 12, 13, 14, 24, 25 and 27 of planning approval LA04/2023/2459/F to allow for phasing of the development. Details of each of the conditions and requested changes by the applicant are set out below.
2.2	<p><u>Condition 3 of Approval LA04/2023/2459/F states:</u>  Notwithstanding the submitted details, no development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a detailed soft landscaping scheme has been submitted to and approved in writing by the Council. The scheme shall include all trees, hedgerows and other planting which are to be retained; a planting specification to include [species, size, position and method of planting of all new trees and shrubs]; and a programme of implementation. The soft landscaping scheme shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of the character and appearance of the area. Approval is required upfront because the soft landscaping is critical to the acceptability of the proposal.</p>
2.3	<p>The applicant requests to vary the wording of Condition 3 to: <b>(changes in bold)</b>  <i>Notwithstanding the submitted details, no development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a detailed soft landscaping scheme has been submitted to and approved in writing by the council. The scheme shall include all trees, hedgerows and other planting which are to be retained, a planting specification to include (species, size, position and method of planting of all new trees and shrubs) and a programme of implementation. The soft landscaping scheme <b>for each phase</b> shall be detailed relevant to the content of each phase and carried out in accordance with the approved detail.</i></p>
2.4	<p><u>Condition 6 of Approval LA04/2023/2459/F states:</u>  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.</p> <p>Reason: In the interests of the special architectural and historic qualities of the Listed Building.</p>
2.5	<p>The applicant requests to vary the wording of Condition 6 to: <b>(changes in bold):</b>  <i>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 <b>each</b> construction phase has been submitted and approved in writing by the council. The development shall not be carried out unless in accordance with the approved details.</i></p>
2.6	<p><u>Condition 7 of Approval LA04/2023/2459/F states:</u>  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.</p> <p>The POW shall provide for:</p> <ul style="list-style-type: none"> <li>• The identification and evaluation of archaeological remains within the site;</li> <li>• Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;</li> </ul>

	<ul style="list-style-type: none"> <li>• Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and</li> <li>• Preparation of the digital, documentary and material archive for</li> <li>• deposition.</li> </ul> <p>Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p>
2.7	<p>The applicant requests to vary the wording of Condition 7 to: <b>(changes in bold)</b>:  <i>No site works of any nature or development shall take place until a <b>phased</b> programme of archaeological work (POW) has been <b>prepared to account for the relevant nature of each phase of the development</b> by a qualified archaeologist, submitted and approved in writing by the council.</i>  <i>The POW shall provide for:</i></p> <ul style="list-style-type: none"> <li>• <i>The identification and evaluation of archaeological remains within the site;</i></li> <li>• <i>Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in situ</i></li> <li>• <i>Post excavation analysis sufficient to prepare an archaeological report to publication standard if necessary;</i>  <i>and</i></li> <li>• <i>Preparation of the digital, documentary and material archive for</i></li> <li>• <i>Deposition</i></li> </ul>
2.8	<p><u>Condition 8 of Approval LA04/2023/2459/F states:</u>  No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 7.  Reason: To ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p>
2.9	<p>The applicant requests to vary the wording of Condition 8 to: <b>(changes in bold)</b>:  <i>No site works of any nature or development shall take place other than in accordance with the <b>phased</b> programme of archaeological work approved under condition 7.</i></p>
2.10	<p><u>Condition 9 of Approval LA04/2023/2459/F states:</u>  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 7. 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.</p>
2.11	<p>The applicant requests to vary the wording of Condition 9 to: <b>(changes in bold)</b>:  <i>A phased 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 <b>phased</b> programme of archaeological work approved under condition 7. These measures shall be implemented and a final archaeological report shall be submitted and agreed in writing by the council within 12 months of completion of archaeological site works <b>applicable to each phase</b>, or as otherwise agreed in writing with the council.</i></p>
2.12	<p><u>Condition 12 of LA04/2023/2459/F states:</u>  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</p>

	<p>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'.</p> <p>The updated Quantitative Risk Assessment shall follow current Environment Agency and CIRIA guidance and British Standards and include:</p> <ul style="list-style-type: none"> <li>- Additional site investigation in line with BS 10175:2011+A2:2017.</li> <li>- 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.</li> </ul> <p>The development shall not be carried out unless in accordance with the approved details.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p>
2.13	<p>The applicant requests to vary the wording of Condition 12 to: (<b>changes in bold</b>):  <i>No <b>works of the phased</b> development shall commence on site (other than site clearance, enabling works or works to fulfil this condition) <b>in the area directly on and adjacent to BH6 identified 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.'</b> until an updated QRA 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.</i>  <i>The updated Quantitative Risk Assessment shall follow current Environment Agency and CIRA guidance and British Standards and include:</i></p> <ul style="list-style-type: none"> <li>- <i>Additional site investigation in line with BS 10175:2011 + A2:2017</i></li> <li>- <i>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.</i></li> </ul> <p><i>The development shall not be carried out unless in accordance with the approved details.</i></p>
2.14	<p><u>Condition 13 of LA04/2023/2459/F states:</u>  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.</p>
2.15	<p>The applicant requests to vary the wording of Condition 13 to: (<b>changes in bold</b>):  <i>No <b>works of the phased</b> development shall commence on site (other than site clearance, enabling works or works to fulfil this condition) <b>in the area directly on and</b></i></p>

	<p><i>adjacent to BH6 identified 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’ until 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 Environmental 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 works applicable to this phase of development shall not be carried out unless in accordance with the approved Remediation Strategy.</i></p>
2.16	<p><u>Condition 14 of LA04/2023/2459/F states:</u>  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.</p>
2.17	<p>The applicant requests to vary the wording of Condition 14 to <b>(changes in bold)</b>:  <i>Prior to operation of <b>any section of the phased</b> development <b>directly affected by Conditions 12 &amp; 13 of this approval</b>, 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 associated with this phase no longer poses a potential risk to human health.</i></p>
2.18	<p><u>Condition 24 of LA04/2023/2459/F states:</u>  Within one year of its 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</p>
2.19	<p>The applicant requests to vary the wording of Condition 24 to: <b>(changes in bold)</b>:  <i>Within one year of <b>each phased</b> occupation evidence that <b>each phase of the pavilion building</b> has been constructed to at least BREEAM Excellent standard, or equivalent, shall be submitted in writing to the council.</i></p>
2.20	<p><u>Condition 25 of LA04/2023/2459/F states:</u>  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.</p>
2.21	<p>The applicant requests to vary the wording of Condition 25 to: <b>(changes in bold)</b>:</p>

<p>2.22</p> <p>2.23</p>	<p><i>The SuDS measures shall be implemented as specified in <b>line with the development phasing and each phase of the building itself</b> 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.</i></p> <p><u>Condition 27 of LA04/2023/2459/F states:</u> Notwithstanding the submitted details, no development shall commence on site (including demolition, site clearance and site preparation) unless a Final Environmental Construction Management Plan has been submitted to and approved in writing by the Council. The Final Environmental Construction Management Plan shall include measures to control noise, dust, vibration and other nuisance during the demolition/construction phase as well as the control of pollution sources. No development (including demolition, site clearance and site preparation) shall be carried out unless in accordance with the approved Final Environmental Construction Management Plan. Reason: To protect ecology and safeguard the amenities of the area. Approval is required upfront because construction works have the potential to harm the amenities of the area</p> <p>The applicant requests to vary the wording of Condition 27 to: (<b>changes in bold</b>): <i>Notwithstanding the submitted details, no <b>phase of</b> development shall commence on site (including demolition, site clearance and site preparation) unless a Final Environmental Construction Management Plan has been submitted to and approved in writing by the Council <b>applicable to each phase</b>. The Final Environmental Construction Management Plan shall include measures to control noise, dust, vibration and other nuisance during the demolition/construction phase as well as the control of pollution sources. No development shall commence on site (including demolition, site clearance and site preparation) unless in accordance with the approved Final Environmental Construction Management Plan.</i></p>
<p><b>3.0</b></p> <p>3.1</p>	<p><b>Description of Site</b></p> <p>The site is located off the Upper Newtownards Road, in the east of the city and is part of the wider Stormont Castle and Parliament Buildings estate. The site is currently occupied by the Northern Ireland Civil Service Sports Association (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><b>Planning Assessment of Policy and other Material Considerations</b></p>	
<p><b>4.0</b></p> <p>4.1</p>	<p><b>Planning History</b></p> <p>LA04/2023/2459/F – 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, lands within the Stormont Estate to include The Maynard Sinclair Pavilion and Dundonald House, Belfast, County Down, BT4 3TA &amp; BT4 3SU. Permission granted 02.07.24.</p> <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</p>

	<p>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.</p> <p>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 multisports 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 &amp; cycle parking, and new waste/recycling areas. PAN acceptable 11 May 2021.</p>
<b>5.0</b>	<b>Policy Framework</b>
5.1	<b>Belfast Urban Area Plan 2001</b>
5.2	<p><b>Draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014)</b></p> <p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. DBMAP (both v2004 and v2014 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.</p>
5.3	<p><b>Belfast Local Development Plan Draft Plan Strategy</b></p> <p>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.</p>
5.4	<b>Strategic Planning Policy Statement for Northern Ireland (SPPS)</b>
5.5	<p><b>Operation Policies Policy BH1 Belfast Local Development Plan Draft Plan Strategy</b></p> <p>Policy DES 1 – Principles of urban design  BH1 – Listed Buildings  BH4 - Works to grounds affecting built heritage  BH5 - Archaeology  ENV1 - Environmental Quality  ENV2 - Mitigating Environmental Change  ENV5 – Sustainable urban drainage systems (SuDS)  TRE1 - Trees</p>
<b>6.0</b>	<p><b>Statutory Consultees Responses</b></p> <ul style="list-style-type: none"> <li>• <b>DFC, Historic Environment Division</b> – Content with the variation of conditions 6, 7, 8 and 9</li> <li>• <b>DAERA, NIEA</b> – Content with the variation of condition 27</li> </ul>

<p><b>6.1</b></p>	<p><b>Non Statutory Consultees Responses</b></p> <ul style="list-style-type: none"> <li>• <b>Environmental Health</b> – No objection to the variation of conditions 12, 13 and 14.</li> <li>• <b>BCC Trees</b> – No objection to the variation of condition 3.</li> </ul>
<p><b>7.0</b></p> <p>7.1</p> <p>7.2</p> <p>7.3</p> <p>7.4</p> <p>7.5</p> <p>7.6</p> <p>7.7</p>	<p><b>Representations</b></p> <p>The application was advertised on the 19<sup>th</sup> December 2025 and neighbours notified on the 19<sup>th</sup> December 2025.</p> <p>1 objection was received. The issues raised are summarised below.</p> <p>Concern regarding proposed pedestrian entrance – on days with large sporting events the service road opposite is used for parking which causes difficulty for residents. If there is no vehicle entrance spectators will park on the service road and will be more inclined to use the pedestrian gate as easy access.</p> <p>Case officer response: the principle of development has been established through the previous approval on the site (LA04/2023/2459/F). Similar concerns were raised and considered during the previous application and at that time DFI Roads was consulted and raised no objection to the proposal subject to conditions. Those conditions are not proposed to be varied as part of this application and no amendments are proposed to the layout/pedestrian access.</p> <p>The following paragraph extracted from the Committee Report for LA04/2023/2459/F highlights the traffic management measures proposed by the applicant to manage traffic for major events.</p> <p><i>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 &amp; 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 weekends and in the evenings i.e. off peak times when the car parks at Stormont are generally not in use.</i></p> <p>Notwithstanding the above, the pedestrian access provides permeability to the site from the Upper Newtownards Road which is a key transport route to and from the site and well served by the Glider. Ease of access to the site from the Upper Newtownards Road is important in terms of movement of pedestrian traffic using public transport to and from the site.</p>
<p><b>8.0</b></p> <p>8.1</p> <p>8.2</p>	<p><b>Assessment</b></p> <p><b>Principle of development</b></p> <p>The principle of development has already been established through the previous approval LA04/2023/2459/F. 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.</p> <p>The applicant in a statement accompanying the application has stated that an '<i>outline phasing strategy was approved as part of the above planning approval, this</i></p>

	<p><i>application seeks to amend that phasing strategy in line with project funding. Funding for the project has now been made available to enable the commencement of "Phase 1" of the project and NICSSA are ready to proceed including discharging of relevant pre-commencement conditions.'</i></p>
8.3	<p><b>Impact of proposed phasing</b> The proposed phasing of works seeks to deliver the development in 4 phases which are set out below:-</p>
8.4	<p><b><u>Phase 1</u></b> Phase 1 is proposed to include: (building/pitch numbers shown in blue (brackets) relate to reference on the associated drawings)</p> <ul style="list-style-type: none"> <li>• The new indoor Sports Hall only section of the new pavilion (26) (The existing pavilion building will remain operational during this phase)</li> <li>• New cycle racks (17)</li> <li>• New Cricket Practice Nets (28)</li> <li>• 2no. New 500 seater cricket spectator stands (7)</li> <li>• 2no. New permanent cricket sight screens with media box and scoreboards (8)</li> <li>• All associated drainage relevant to this phase</li> <li>• All associate landscaping relevant to this phase</li> </ul>
8.5	<p><b><u>Phase 2</u></b> Phase 2 is proposed to include:-</p> <ul style="list-style-type: none"> <li>• Section of the proposed new pavilion (26) (The existing pavilion building will remain operational during this phase)</li> <li>• New artificial pitch (1a), (1b) (1g)</li> <li>• Secondary Cricket Green (11)</li> <li>• All associated drainage relevant to this phase</li> <li>• All associate Landscaping relevant to this phase</li> </ul>
8.6	<p><b><u>Phase 3</u></b> Phase 3 is proposed to include:-</p> <ul style="list-style-type: none"> <li>• Artificial Playball pitches (3)</li> <li>• New covered tennis courts (15)</li> <li>• New ground store (24)</li> <li>• Existing Hockey pitches resurfacing (22)</li> <li>• New spectator area to existing Hockey pitch (23)</li> <li>• All associated drainage relevant to this phase</li> <li>• All associate Landscaping relevant to this phase</li> </ul>
8.7	<p><b><u>Phase 4</u></b></p> <ul style="list-style-type: none"> <li>• Demolition of existing Pavilion building</li> <li>• Construction of remainder of new pavilion (26)</li> <li>• New covered artificial pitch (2)</li> <li>• New natural grass pitch (1c)</li> <li>• All associated drainage relevant to this phase</li> <li>• All associate Landscaping relevant to this phase</li> </ul>
8.8	<p>The proposed development has been divided into four phases of development with the existing facility remaining operational throughout the lifespan of the development. A phased approach to the approved development is proposed to align the delivery of upgraded facilities with the availability of funding ensuring the project remains financially sustainable and deliverable. Phasing will enable priority elements of the approved development to be brought forward at the earliest opportunity whilst allowing subsequent phases to progress in line with funding streams. The phasing</p>

	<p>approach enables the applicant to deliver and ensures that each phase can operate effectively whilst supporting long-term viability of the overall scheme. The phasing approach is considered acceptable in principle.</p>
8.9	<p>As part of the phasing approach the proposed pavilion building will be developed in 4 phases incrementally improving the facilities on site during the lifespan of the development. Timing for the phases will be dependent on funding and the applicant has indicated that funding has been secured for Phase 1 as set out in paragraph 9.2 above. Phasing of the pavilion will result in the existing pavilion building remaining in place until Phase 4 and new elements constructed in a phased manner. Drawings have been provided demonstrating the interim elevations for each phase of the pavilion, the finish of which is in keeping with the overall palette of materials previously approved which is considered acceptable and in accordance with Policy DES 1.</p>
8.10	<p><b>Amendments to conditions</b> The application seeks planning permission for the variation of conditions 3, 6, 7, 8, 9, 12, 13, 14, 24, 25 and 27 of planning approval LA04/2023/2459/F. Each of the conditions are considered below.</p>
8.11	<p><u>Condition 3</u> Condition 3 of planning approval LA04/2023/2459/F requires the submission and agreement in writing by the Council of a landscaping plan prior to commencement. The phasing proposes the submission of a landscaping plan for each phase of development. BCC Trees has considered the amendment wording and offer no objections. The proposed amendments are considered in accordance with Policy TRE1 [Trees] of the Plan Strategy.</p>
8.12	<p><u>Condition 6</u> Condition 6 of planning approval LA04/2023/2459/F requires the submission and approval by the Council of a detailed methodology for the protection of the listed gates and piers to the rear entrance at Stoney Road during the construction phase prior to commencement. The phasing proposes the submission of a detailed methodology for the protection of the listed gates and piers to the rear entrance at Stoney Road during each construction phase. DFC HED has considered the amendments and advise that they are content with the proposal for a variation to Condition 6 and acknowledge a methodology for the protection of the listed gates and piers shall be submitted at appropriate stages of the overall development as outlined in the Proposed Phasing Strategy &amp; Alterations to Planning Conditions document. The proposed amendments are considered in accordance with Policies BH1 [Listed Buildings] and BH4 [Works to grounds affecting built heritage] of the Plan Strategy.</p>
8.13	<p><u>Condition 7</u> Condition 7 of planning approval LA04/2023/2459/F requires the submission and approval by the Council of a programme of archaeological work (POW) prior to any site works taking place. The phasing proposes the submission of programme of archaeological work (POW) for each phase of development. DFC HED has considered the amendments and advise they are content with a phased approach to archaeological mitigation. The proposed amendments are considered in accordance with Policy BH5 [Archaeology] of the Plan Strategy.</p>
8.14	<p><u>Condition 8</u> Condition 8 of planning approval LA04/2023/2459/F requires that no site works take place other than in accordance with an approved programme of archaeological work (POW). The phasing proposes that no site works take place other than approved in accordance with the phased programme of archaeological work (POW). DFC HED has considered the amendments and advise they are content with a phased approach</p>

	to archaeological mitigation. The proposed amendments are considered in accordance with Policy BH5 [Archaeology] of the Plan Strategy.
8.15	<p><u>Condition 9</u></p> <p>Condition 9 of planning approval LA04/2023/2459/F requires the submission and approval by the Council of a final archaeological report within 12 months of the completion of archaeological works. The phasing proposes the submission and approval by the Council of a final archaeological report within 12 months of the completion of each phase of archaeological works. DFC HED has considered the amendments and advise they are content with a phased approach to archaeological mitigation. The proposed amendments are considered in accordance with Policy BH5 [Archaeology] of the Plan Strategy.</p>
8.16	<p><u>Condition 12</u></p> <p>Condition 12 of planning approval LA04/2023/2459/F requires the submission and approval by the Council of an updated Quantitative Risk Assessment prior to commencement of development. The phasing proposes no works to the phased development in a specific area (directly on and adjacent to BH6 (borehole6) identified 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) until the submission and approval by the Council of an updated Quantitative Risk Assessment. Environmental Health was consulted and raise no objections subject to changes to the wording of the condition. The proposed amendments are considered in accordance with Policy ENV1 [Environmental Quality] of the Plan Strategy.</p>
8.17	<p><u>Condition 13</u></p> <p>Condition 13 of planning approval LA04/2023/2459/F requires the submission and approval by the Council of an updated Remediation Strategy prior to commencement of development. The phasing proposes no works to the phased development in a specific area (directly on and adjacent to BH6 (borehole6) identified 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) until the submission and approval by the Council of an updated Remediation Strategy. Environmental Health was consulted and raise no objections subject to changes to the wording of the condition. The proposed amendments are considered in accordance with Policy ENV1 [Environmental Quality] of the Plan Strategy.</p>
8.18	<p><u>Condition 14</u></p> <p>Condition 14 of planning approval LA04/2023/2459/F requires the submission and approval by the Council of a Verification Report prior to operation of the development. The phasing proposes no works to any section of the phased development directly affected by Conditions 12 and 13 until the submission and approval by the Council of an verification report prior to operation. Environmental Health was consulted and raise no objections subject to changes to the wording of the condition. The proposed amendments are considered in accordance with Policy ENV1 [Environmental Quality] of the Plan Strategy.</p>
8.19	<p><u>Condition 24</u></p> <p>Condition 24 of planning approval LA04/2023/2459/F requires the submission of evidence demonstrating that the pavilion building has been constructed to at least BREEAM Excellent standard or equivalent within one year of its occupation. The phasing proposes that evidence that each phase of the pavilion building has been constructed to at least BREEAM Excellent standard or equivalent shall be submitted to the Council within one year of each phase of occupation. Officers consider that the</p>

<p>8.20</p> <p>8.21</p> <p>8.22</p> <p>8.23</p>	<p>proposed phasing approach will not compromise the ability of the scheme to deliver a high-quality building standard and will enable sustainability objectives of the scheme are achieved through a phased approach whilst maintaining a high-quality building standard. The proposed amendments are considered in accordance with Policy ENV2 [Mitigating environmental change] of the Plan Strategy.</p> <p><b>Condition 25</b> Condition 25 of planning approval LA04/2023/2459/F requires that the SuDS measures shall be implemented 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. The phasing proposes that the SuDS measures shall be implemented in line with the development phasing and each phase of 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. Officers consider that proposed phasing approach will achieve the sustainability objectives of the provision of SuDS measures across the site. The proposed amendments are considered in accordance with Policy ENV5 [Sustainable drainage systems (SuDS)] of the Plan Strategy.</p> <p><b>Condition 27</b> Condition 27 of planning approval LA04/2023/2459/F requires the submission and approval by the Council of a Final Environmental Construction Management Plan (CEMP) prior to commencement of development. The phasing proposes the submission and approval by the Council of a Final Environmental Construction Management Plan (CEMP) for each phase of the development prior to commencement of development. DAERA, NIEA Water Management Unit was consulted and raise no objections to the proposed phasing approach. The proposed amendments are considered in accordance with Policy ENV1 [Environmental Quality] of the Plan Strategy.</p> <p><b>Conclusion</b> The phased approach to the re-development of the NICSSA complex within the Stormont Estate creating a centre of excellence for sport has been assessed by officers and consultees and no objections arise from the proposal. The phasing approach to the development will ensure that it is delivered in line with funding whilst ensuring that the environmental and sustainability objectives are secured for each phase of the development and for the entire scheme. The development is compliant with relevant planning policy set out in the LDP plan Strategy. Having regard for the policy context and the considerations above, the proposed variation of conditions is considered acceptable.</p> <p><b>Pre-application Community Consultation</b> Given that this application is for the variation of conditions to a previously approved major application, the applicant can rely on the pre-application community consultation that was submitted alongside application LA04/2023/2459/F.</p>
<p>9.0</p> <p>9.1</p>	<p><b>Summary of Recommendation:</b></p> <p>Having regard to BCC LDP Plan Strategy and other material considerations, the proposal is considered acceptable and approval of planning permission is recommended. This will create a standalone permission and as such all conditions from planning approval LA04/2023/2459/F must be replicated on any decision notice, albeit with conditions 3, 6, 7, 8, 9, 12, 13, 14, 24, 25 and 27 amended.</p>

9.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by consultees and third parties
11.0	<p><b>DRAFT Conditions</b> (Officer amendments in <b>red</b>. Applicant's amendments in <b>bold</b>):</p> <ol style="list-style-type: none"> <li>1. 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.</li> <li>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.</li> <li>3. Notwithstanding the submitted details, no development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a detailed soft landscaping scheme <b>for each phase</b> has been submitted to and approved in writing by the council. The scheme shall include all trees, hedgerows and other planting which are to be retained, a planting specification to include (species, size, position and method of planting of all new trees and shrubs) and a programme of implementation. The soft landscaping scheme <b>for each phase</b> shall be detailed relevant to the content of each phase and carried out in accordance with the approved detail. Reason: In the interests of the character and appearance of the area. Approval is required upfront because the soft landscaping is critical to the acceptability of the proposal.</li> <li>4. 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.</li> <li>5. The development shall be carried out, managed and maintained 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.</li> <li>6. 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 <b>each</b> construction phase has been submitted and approved in writing by the council. The development shall not be carried out unless in accordance with the approved details.</li> </ol>

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

7. No site works of any nature or development shall take place until a **phased** programme of archaeological work (POW) has been **prepared to account for the relevant nature of each phase of the development** by a qualified archaeologist, submitted 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.

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

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

9. A phased 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 **phased** programme of archaeological work approved under condition 7. These measures shall be implemented and a final archaeological report shall be submitted and agreed in writing by the council within 12 months of completion of archaeological site works **applicable to each phase**, 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.

10. 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.

11. 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.

12. (NEW EH Condition)- No **works of the phased** development shall commence on site (other than site clearance, enabling works or works to fulfil this condition) **in the area directly on and adjacent to BH6 identified 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.'** until an updated QRA 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, **linked to development in Phase 3 as per the Hamilton Architects 20059 NICSSA Redevelopment Masterplan Phasing Strategy. Dated 01.09.23. Drawing No. 20059-HAM-XX-XX-DR-A-1008.PO2.** 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.

13. (NEW EH Condition) - No **works of the phased** development shall commence on site (other than site clearance, enabling works or works to fulfil this condition) **in the area directly on and adjacent to BH6, linked to development in Phase 3 as per the Hamilton Architects 20059 NICSSA Redevelopment Masterplan Phasing Strategy. Dated 01.09.23. Drawing No. 20059-HAM-XX-XX-DR-A-1008. PO2. and identified 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'** until 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 Environmental 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 works applicable to this phase of** 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.

14. (NEW EH Condition) - Prior to operation of **any section of the phased** development **directly affected by Conditions 12 & 13 of this approval**, 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 associated with this phase 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.

15. 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. Unless otherwise first agreed in writing by the Council, 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 new contamination or 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.

16. 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.

17. 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. The protective fencing shall remain in situ throughout the construction phase.

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

18. 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 protected European site.

19. 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.

20. The development hereby permitted shall not be occupied until the hard surfaced parking areas have been constructed within the site in accordance with the approved plans. These areas 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.

21. Prior to occupation of the pavilion building details of the covered cycle facilities shall be submitted to and approved in writing by the Council. The development shall not be occupied until the secure and covered cycle parking facilities have been provided on the site in accordance with the approved details. The development shall be carried out in accordance with the approved details which 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.

22. The development hereby permitted shall operate at all times 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.

23. The development shall not be occupied until all redundant vehicular accesses have been permanently closed off.

Reason: In the interests of road safety and convenience of road users.

24. Within one year of **each phased** occupation. Evidence that **each phase of** 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.

25. The SuDS measures shall be implemented as specified in **line with the development phasing and each phase of the building itself** 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.

26. Only natural fully biodegradable infill material shall be used in the construction of the 3G artificial pitches/playing surfaces in accordance with the 3G Infill Management & Maintenance Plan uploaded to the Planning Portal on 25th March 2024.

Reason: To ensure the project will not have an adverse effect on adjoining watercourses.

27. Notwithstanding the submitted details, no **phase of** development shall commence on site (including demolition, site clearance and site preparation) unless a Final Environmental Construction Management Plan has been submitted to and approved in writing by the Council **applicable to each phase**. The Final Environmental

Construction Management Plan shall include measures to control noise, dust, vibration and other nuisance during the demolition/construction phase as well as the control of pollution sources. No development shall commence on site (including demolition, site clearance and site preparation) unless in accordance with the approved Final Environmental Construction Management Plan.

**Informatives**

This decision relates to the following approved numbers:

01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

The following drawing numbers approved under application LA04/2023/2459/F are also applicable to this proposal :- 06A, 13B, 19A, 20B, 21, 22A, 23, 24, 25, 29, 31, 32B, 33B, 35, 36, 39B, 42A.