



Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 May 2015	Item Number:
Application ID: Z/2013/0627/F	Target Date:
Proposal: Extensions to school buildings, new sports building, new sports pitches and floodlighting, new wall, temporary mobile classrooms and construction access, alterations to site circulation including carparking, landscaping and associated siteworks including various retaining structures and pitch boundary treatments.	Location: Colaiste Feirste Beechmount House Beechview Park Falls Road Belfast
Referral Route: Major application.	
Recommendation:	Approval
Applicant Name and Address: Trustees of Colaiste Feirste Beechmount House Beechview Park Falls Road Belfast BT12 7PY	Agent Name and Address: Doherty Architects 6 Kinnaird Street Belfast BT14 6BE
Executive Summary: <p>The application seeks full planning permission for extensions to the existing school which includes alterations to a listed building; a new sports building on the old site of Beechmount Leisure Centre and new sports pitches with floodlighting. The proposal also includes temporary mobile classrooms to the rear of the site, car parking, landscaping and associates site works including retaining structures and pitch boundary treatments.</p> <p>The alterations to the listed building also require listed building consent (Z/2013/0746/LBC). This application is still under consideration but will be determined through the delegated scheme. NIEA has no objections to the proposal.</p> <p>The Development Plan zones part of the site to the west as open space but most of the site is un-zoned. The plan states that Policy OS 1 of PPS 8: Open Space, Sport and Outdoor Recreation will apply. The site is also located off an Arterial Route which designates this route as a main shopping/commercial area.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none">• The principle of the extensions and alterations to the listed building• Loss of open space• Impact of floodlighting on amenity• Car parking and alterations to site	

The proposal was assessed against Planning Policy Statement 1: General Principles; Planning Policy Statement 3: Parking, Access and Movement and Planning Policy Statement 8: Open Space, Sport and Recreation. The proposal complies with these policies.

Three all weather pitches exist to the west of the site as well as tennis courts. These will be replaced with a 3G synthetic turf pitch, artificial grass multi games pitch, sports building and car parking. The loss of open space from the sports building and car parking is off set with two new multi use games areas on the site of the old Beechmount Leisure Centre.

The nearest residential properties are located 22m away and Health and Environmental Services does not consider that the floodlighting will have any adverse impact on residential amenity.

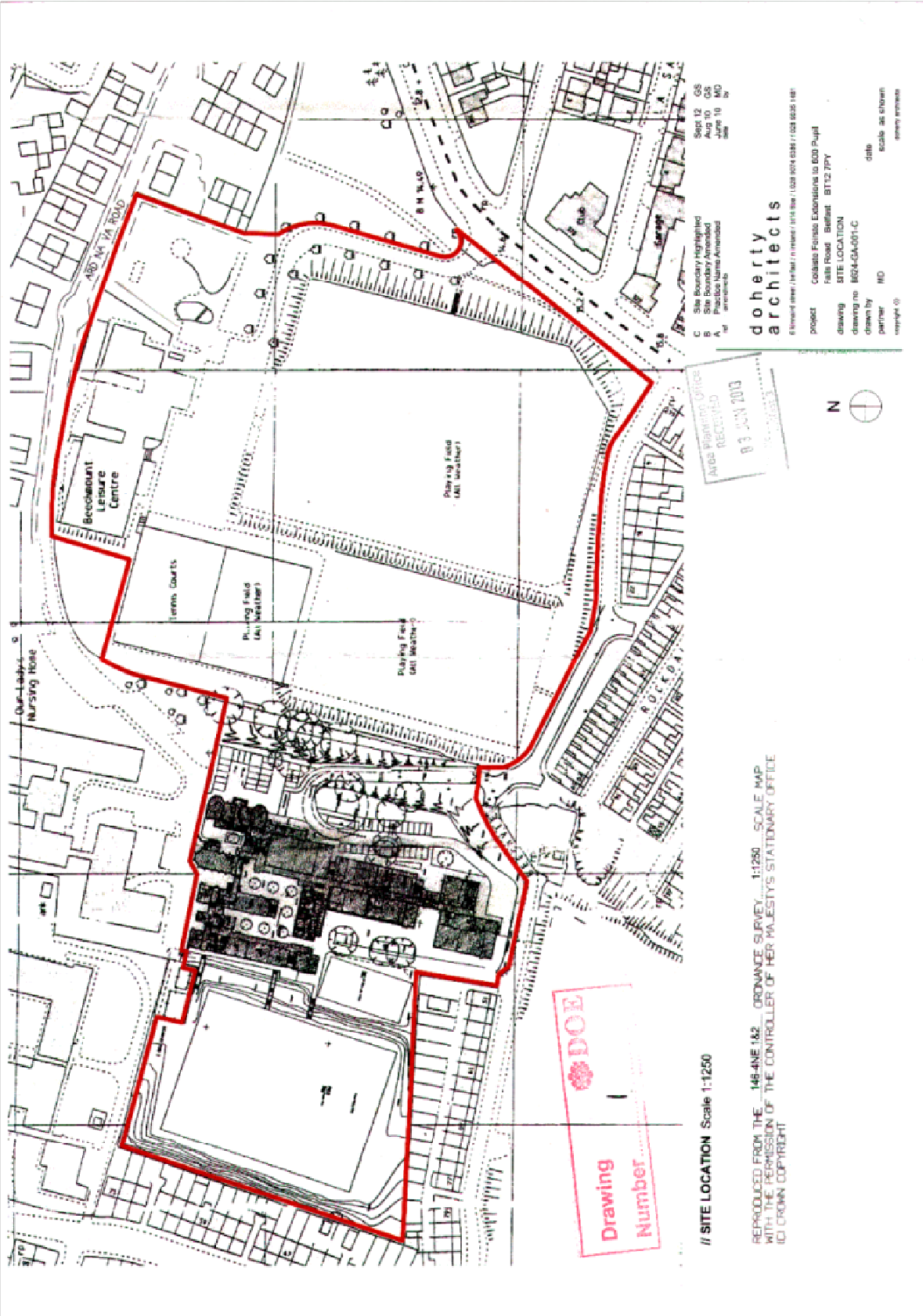
The extensions are located to the rear of the existing school and are considered acceptable. NIEA Historic Buildings has no objection to the proposed development and considers it to be acceptable within the setting of a listed building.

No representations were received. Consultees offered no objections in principle, and suggested conditions and informatives should approval be granted.

An approval with conditions is recommended.

Case Officer Report

Site Location Plan



C Site Boundary Highlighting
 B Aerial Photograph
 A Ordnance Survey
 1st Edition
 Sept 12
 June 10
 MD
 by
 doherty architects

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project: Colgate Leisure Extensions to B30 Pupil
 Falls Road Belfast BT12 7PY
 drawing: SITE LOCATION
 drawing no: 6504-00A-001-C
 drawn by: [redacted]
 partner: [redacted]
 date: [redacted]
 scale: as shown
 copyright: ©

// SITE LOCATION Scale 1:1250
 REPRODUCED FROM THE 146-4NE 1&2 ORDNANCE SURVEY 1:1250 SCALE MAP
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Consultations:		
Consultation Type	Consultee	Response
Non Statutory	Protecting Historic Buildings	No objection
Non Statutory	Protecting Historic Monuments	No objection
Non Statutory	NI Transport - Hydebank	No objection with conditions and informatives
Non Statutory	NI Water - Strategic Applications	No objection with conditions and informatives
Non Statutory	Env Health Belfast City Council	No objection with conditions and informatives
Non Statutory	Land and Resource Management	No objection with conditions and informatives
Representations:		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
<p>Characteristics of the Site and Area</p> <p>This is a large site which is irregular in shape. It includes the Beechmount Leisure Centre site off Ard Na Va Road, and the all weather playing fields and tennis court to the south of this. It also includes Colaiste Feirste School building, part of which is listed, with car parking and another pitch to the west of the school building. The majority of the site is hard landscaped and all the pitches are all weather pitches. There are however grass banks that lead up from the Falls Road towards the pitches and some grassy areas around the pitches. The site is largely bounded by palisade fencing that is approximately 2m in height. The character of the area is primarily residential in use with mainly terraced and semi-detached dwellings. There are a number of other uses in close proximity to the site including Our Lady's nursing home which is adjoining the north of the site off Ard Na Va Road.</p>		
<p>Planning Assessment of Policy and Other Material Considerations</p> <p>Belfast Metropolitan Area Plan 2015 Planning Policy Statement 1 - General Principles Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 8 - Open Space, Sport and Outdoor Recreation</p> <p>Consultation Responses NIEA Waste Management - 22/10/14 - No objections subject to conditions and</p>		

informatives

Environmental Health - 30/10/14 and email 02/03/15 - No objections subject to conditions and informatives

Roads Service - 09/10/14 - No objections subject to condition and informatives.

NIEA Historic Buildings Unit - 19/07/13 - No objections

NIEA Historic Monuments Unit - 13/10/14 - No objections

NI Water - 01/07/13 - No objections subject to conditions and informatives.

The Development Plan zones the site as open space BT147/05. The plan states that Policy OS 1 of PPS 8: Open Space, Sport and Outdoor Recreation will apply. The site is also located off an Arterial Route. AR03/08 which designates this route as a main shopping/commercial area.

The proposal is split into different elements, one of these being extensions to the existing school buildings. The school buildings are located between the existing playing fields. The existing school building is two storey (with a minor part up to 3 storey). There are 4 different minor extensions proposed to the school. These include 78 square metres (sqm) between the library and girls toilets on the northern elevation of the building which is single storey; and 160 sqm for a Technology and Design Planning Room and Technology and Design Manual Room to the southern corner of the building, which is also single storey. Two further extensions are proposed on the western elevation of the school building which are 90 sqm for proposed new toilets and storage, and a further 90 sqm on the first floor as a greenhouse extension. There is also 126 sqm for Art studios and stores which is a single storey extension. The proposed finishes include a roof of aluminium profiled standing seam at a pitch of 10 degrees and self coloured. The walls are to be self coloured render and white with feature walls are in brick. Some of the extensions are to be standing seam zinc on plywood on cavity walls. The materials are considered acceptable in this context.

Another element of the proposal is for the new sports building. This building includes a sports hall, equipment store, changing rooms, shower rooms and offices on the ground floor. On the first floor will be another sports hall and PE fitness activity area. The proposed second floor will be a classroom, plant room and doors opening onto a hard landscaped area. The building is proposed to the west of the school where the existing playing fields and tennis courts are currently located. The proposal involves the removal of these pitches and courts, and replacement with the sports building, parking areas and hardstanding and includes bus set down areas with bitmac finish. Given the separation distance of 70m between the building and the nearest residential property, overlooking is not considered to be a concern. To the south of the site is Our Lady's Nursing Home and access road (Ard Na Va Road).

New sports pitches are proposed to the south of the site as multi use games area and these are proposed on the site of Beechmount Leisure Centre. New 3G synthetic pitches and a multi games pitch are proposed to the north of the site. Floodlighting is also proposed around the pitches with high stop ball fencing. Health and Environmental Services Department have been consulted and have not raised any issues with regards to the proposed floodlighting. The floodlights are 22m from the nearest neighbouring property (no. 447 Falls Road) and are to be 25m high.

New boundary treatments include the following a new retaining wall (marked C)

proposed along the western boundaries of the pitches with ballstop fencing on top which is 8m at the highest point. A 12m high ball catch is also proposed behind the goal posts. New boundaries along the side of the access roads as ballstop fencing with new semi mature trees are proposed. A landscaping plan was submitted showing existing and proposed planting which is acceptable.

It is considered that the proposal will not have a detrimental impact. The proposed buildings and extensions are of an acceptable scale and finish and given the current use of the site the proposed pitches are acceptable in this location. Environmental Health are content with the proposed floodlights providing an informative is placed on any future decision notice.

Policy OS 1 (PPS8)

The existing all weather playing field and tennis courts will be lost with the construction of the new sports building, however in place of the previous Beechmount Leisure Centre two new pitches are proposed which are to be multi use games areas. Thus, given they are within the same site and are of relatively similar size are acceptable to offset the loss of the open space to the sports pitches. In addition, the sports building is ancillary to the use of the pitches and will enhance their use. It is considered that the proposal complies with OS 1.

Policy OS 7 (PPS8)

The policy requires there to be no unacceptable impact on the amenities of people living nearby, no adverse impact on the visual amenity or character of the locality and public safety is not prejudiced. Given there was a previous pitch on this site with floodlighting and the agent has confirmed that the pitches will not be used after 10pm, it is considered that it is not likely there will be an unacceptable impact on nearby properties. In addition, Health and Environmental Services Department have no objections to the proposal providing an informative is added to the decision notice. They have advised that should nuisance arise, there is separate legislation to cover this and the applicant will be informed of this through the informative.

No objections were received.

An approval with conditions is recommended.

Neighbour Notification Checked

Yes

Summary of Recommendation: Approval with conditions and informatives

Conditions

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

Reason: Time Limit.

If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease within this development area and Belfast Planning Service shall be notified immediately. This new contamination shall

be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

After completing all remediation works required under Condition 2 and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Belfast Planning Service. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR 11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

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.

An existing sewer crosses the site. No construction is to be made, trees planted or other obstruction made within 3m (or 1.5 times the depth whichever is greater) of watermains. A diversion may be necessary. Consultation with Northern Ireland Water is required at an early design stage.

Reason: To prevent disturbance/damage to existing sewers/watermains and in the interest of public safety.

In the event that contamination not previously considered is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to Belfast Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.

Reason: Protection of human health.

The existing planting, as indicated on Drawing No 53, date stamped 1 May 2015, shall be permanently retained and the proposed planting, as indicated on the same stamped drawing, shall be undertaken during the first available planting season after the occupation of the development hereby approved.

Reason: In the interest of visual amenity

If any retained tree is removed, uprooted or destroyed or dies within 3 years from the date of the occupation of the building for its permitted use, another tree or trees shall be

planted at the same place and those trees shall be of such size and species and shall be planted at such time as may be specified by Belfast City Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of Belfast City Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless Belfast City Council gives its written consent to any variation.

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

Informatives

The purpose of conditions 2 and 3 are to ensure that the site risk assessment and remediation work are undertaken to a standard that enables safe development and end-use of the site such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e. Part 3 of the Waste and Contaminated Land Order (NI) 1997. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks.

The applicant should ensure that the management of all materials onto and off this site are suitable authorized through the Waste Management Regulations (NI) 2006 and/or the Water Order (NI) 1999. This should be demonstrated through a Site Waste Management Plan (see <http://www.nibusinessinfo.co.uk/content/meet-construction-site-waste-management-plan-swmp-obligations>).

NIEA Waste Management recommends that the applicant consult with the Water Management Unit within the NIEA regarding any potential dewatering that may be required during the redevelopment works including the need for discharge consent. Discharged waters should meet appropriate discharge consent conditions.

The applicant is advised that the proposed commencement of Part III of the Waste and Contaminated Land (NI) Order 1997 may introduce retrospective environmental liabilities to the applicant following the development of this site. The comments provided by Belfast City Council are without prejudice to any future statutory control which may be required under Part III or any other future environmental legislation. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks. Failure to provide a satisfactory Verification Report may lead to the assumption that the site still poses a risk to human health and it may be subject to further action under forthcoming legislation.

The applicant is advised that provisions contained in Part 7 of the Clean

Neighbourhoods and Environment Act (Northern Ireland) 2011 (statutory nuisances from artificial light) apply to this development. All floodlighting should be optically controlled and directed in such a manner as to minimise light pollution from glare and spill. Guidance notes for the reduction of light pollution may be obtained from the Institution of Lighting Engineers, Lennox House, 9 Lawford Road, Rugby, Warwickshire CV21 2DZ, available at <https://www.theilp.org.uk/documents/obtrusive-light/>

Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

Notwithstanding the terms and conditions of the approval set out above, you are required under Article 71 - 83 inclusive of the Roads (NI) Order 1993 to be in possession of the DRD's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Transport NI section engineer whose address is Belfast North Section Office, 148-158 Corporation Street, Belfast BT13DH. A monetary deposit will be required to cover works on the public road.

All construction plant and materials shall be stored within the curtilage of the site.

Provision shall be made to the satisfaction of Transport NI, to ensure that surface water does not flow from the site onto the public road.

A public water supply and foul sewer exists within 20m of your proposal, consultation with Northern Ireland Water is required to determine how your proposals can be served. Application to NIW is required to obtain approval to connect.

No surface water sewer exists within 20m of your proposal; you may wish to apply to Northern Ireland Water to requisition a surface water sewer to serve your proposal if it will serve more than 1 property to discharge roof drainage.

If during the course of developing the site the developer uncovers a pipe not previously evident, NIW should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Customer Relations Centre on 08458770002.

This development requires the installation of a grease trap.

This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.