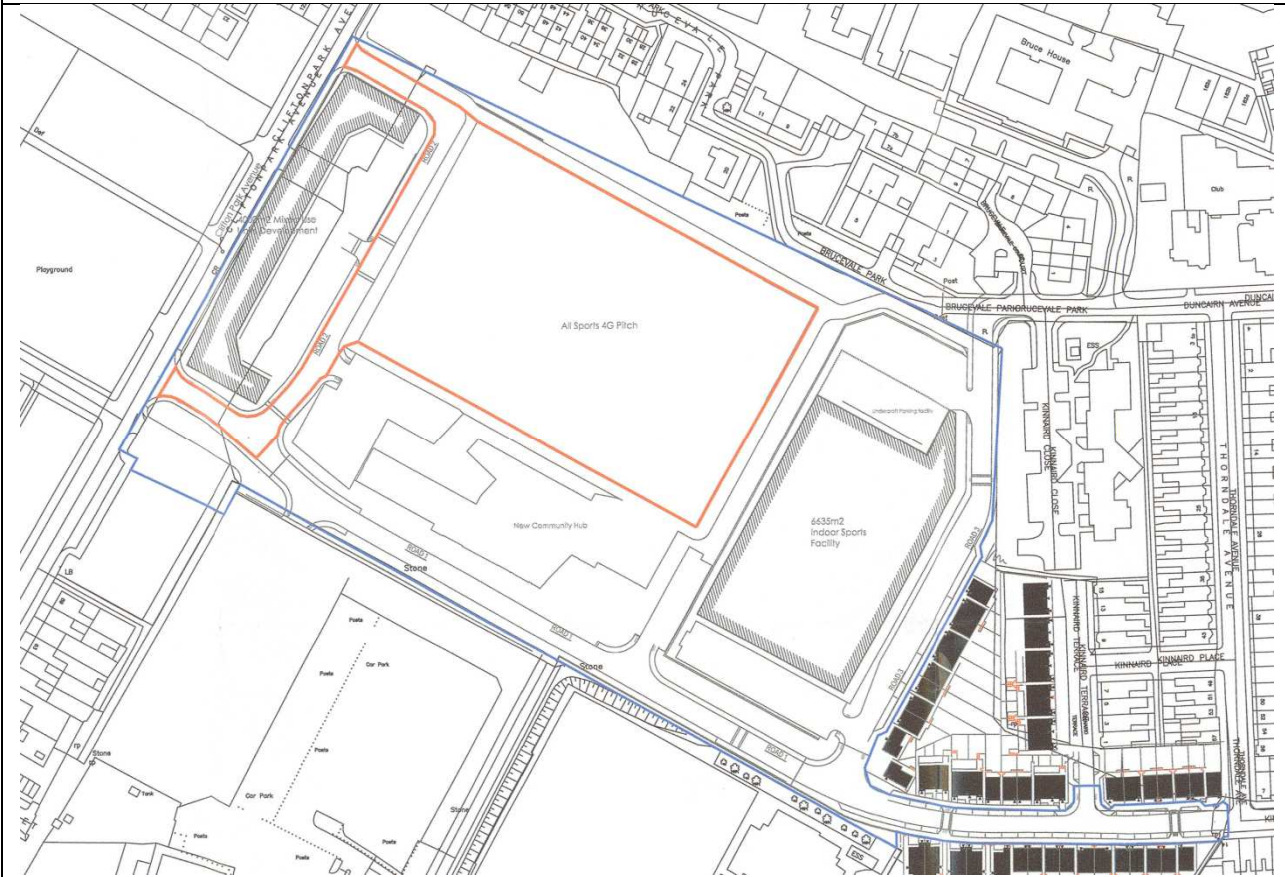


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 30 July 2015	Item Number: 10
Application ID: Z/2015/0079/RM	
Proposal: Multi-use synthetic sports pitch (130mx80m with 5m run off area) with catch-nets to be used for Gaelic games, rugby and soccer. 8 floodlighting columns and perimeter fencing to also be provided.	Location: Site at former Girdwood Army Barracks Cliftonpark Avenue Belfast Co. Antrim BT14 6DR
Referral Route: Major application	
Recommendation:	Approval
Applicant Name and Address: Kevin Devlin DSD Oxford House 49-55 Chichester Street Belfast BT1 4HH	Agent Name and Address: Central Procurement Directorate 303 Airport Road West Belfast BT3 9ED
<p>Executive Summary: This application seeks reserved matters permission for a multi-use synthetic sports pitch (130mx80m with 5m run off area) with catchnets to be used for Gaelic games, rugby and soccer. 8 floodlighting columns (approximately 20m high) and perimeter fencing (5m high) to also be provided.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Acceptability of a football pitch at this site • Impact on Residential amenity <p>The site is located on part of a larger mixed use zoning as designated in the Belfast Metropolitan Area Plan (BT 003). The principle of the football pitch has been established on the site through the granting of planning approval Z/2013/0049/O.</p> <p>The proposal has been assessed against the following Policies - Planning Policy Statement 1: General Principles, Planning Policy Statement 3: Access Movement, Parking and Planning Policy and Planning Policy Statement 7 – Quality Residential Environments.</p> <p>NIEA Waste Management Unit and Environmental Protection Unit of BCC have been consulted with regard to environmental information submitted; it is considered that the issues can be dealt with by way of conditions.</p> <p>It is recommended that the application is approved with conditions. In light of an outstanding consultation response from NIEA, Water Management Unit, the Director of Planning and Place is authorised to draft any necessary amendments to/ additional conditions in respect of the Planning Applications Schedule.</p>	

Case Officer Report

Site Location Plan



1.0 Description of proposed development

This application seeks reserved matters permission for a multi-use synthetic sports pitch (130mx80m with 5m run off area) with catchnets to be used for Gaelic games, rugby and soccer. 8 floodlighting columns (approximately 20m high) and perimeter fencing (5m high) to also be provided.

2.0 Characteristics of the Site

Brownfield site, previously Girdwood Barracks, currently under construction (See planning History below).

3.0 Planning History

- 3.1 Z/2013/0048/F - Development of a new community facility along with associated parking and site infrastructure. Approved 19.12.2013
- 3.2 Z/2013/0049/O - Redevelopment of existing brownfield site to include community, education, business, health, recreational and residential use along with internal site layout, incorporating parking, leisure and landscaping, and connections to existing road and utilities infrastructure. Approved 15.01.2014

4.0 Policy Framework

- 4.1 Regional Development Strategy
- 4.2 Belfast Metropolitan Area Plan 2015
- 4.3 Planning Policy Statement 1 - General Principles
- 4.4 Planning Policy Statement 3 - Access, Movement and Parking
- 4.5 Planning Policy Statement 8 - Open Space, Sport and Outdoor

5.0 Statutory Consultees Responses

- 5.1 NI Water – No objection
- 5.2 Transport NI – No objections, however a final substantive response is yet to be received

<p>5.3 NIEA Waste Management Unit – Response Outstanding</p> <p>6.0 Non Statutory Consultees Responses</p> <p>6.1 BCC Environmental Health – No objections</p> <p>7.0 Representations</p> <p>7.1 The application has been neighbour notified and advertised in the local press. No comments have been received.</p> <p>8.0 Other Material Considerations</p> <p>8.1 None</p> <p>9.0 Assessment</p> <p>9.1 The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> • Acceptability a football pitch on the site • Impact on Residential amenity <p>9.2 The site is located within a mixed use zoning as designated in the Belfast Metropolitan Area Plan. The principle of a football pitch has been established under planning approval Z/2013/0049/O.</p> <p>9.3 Environmental Protection Unit (EPU) is satisfied that the construction of the proposed synthetic pitch will sufficiently act as a barrier between future site users and any potential contamination on the site. EPU has no objections with regard to the associated floodlighting or any potential noise/ disturbance which may arise as a result of the proposed development.</p> <p>9.4 The proposal has been assessed against Policy AMP 7 of PPS3. A Private Streets layout has been provided to address Transport NI issues. This layout is with TransportNI for formal approval, conditions should be provided in due course.</p> <p>9.5 The proposal has been assessed against Policies OS4, OS5 and OS7 of PPS8. The principle of the proposed football pitch was previously granted under outline approval Z/2013/0049/O as part of a larger recreational scheme. EPU have no objections to the proposed floodlighting (the principle of which was accepted under approval Z/2013/0048/F), nor have they raised any concerns with regard to potential noise/ disturbance which may arise as a result of the proposal. There are no residential properties immediately abutting the site with the closest approximately 20m to the north of the pitch at Brucevale Park.</p>	
Neighbour Notification Checked	Yes
<p>10.0 Summary of Recommendation:</p> <p>10.1 Principle of a football pitch already accepted on site via previous outline approval. It is now proposed as a synthetic pitch as opposed to grass.</p> <p>10.2 Approve subject to conditions.</p>	
<p>11.0 Conditions</p> <p>11.1 As required by Section 62 of the Planning Act (Northern Ireland) 2011 the development to</p>	

which this approval relates must be begun by whichever is the later of the following dates:-

- i. The expiration of a period of 2 years from the grant of outline planning permission; or
- ii. The expiration of a period of 5 years from the date hereof.

Reason: Time limit.

11.2 Prior to the occupation of the proposed development, the applicant shall provide to Planning Service, for approval, a Verification Report in relation to the management of land contamination. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use. It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency.

This report must demonstrate that the remediation measures outlined in the agreed Remediation Strategy have been implemented. Accordingly, this Verification Report must demonstrate:

- That all proposed private garden areas and areas of soft landscaping within all proposed residential areas have been subject to the emplacement of a capping layer of clean material to the specifications provided in WYG report A057693-1.
- That the proposed playing pitch has been subject to the emplacement of a capping layer of demonstrably suitable material to the specifications provided in the WYG letter to the Department dated 31st October 2013 referenced A057693-1.
- That the 2 areas of soft landscaping within the area of proposed commercial / public buildings (delineated on Figure 7 of WYG report A057693-1) have been subject to the emplacement of a capping layer of clean material to the specifications provided in WYG report A057693-1.
- That all proposed buildings on-site have gas protection measures installed which are suitable to protect against a CIRIA Characteristic Situation 2 ground gas regime as outlined in the WYG letter to the Department dated 31st October 2013, referenced A057693-1.

In the event of phased development, Belfast City Council's Environmental Protection Unit may consider submission of Verification Reports supporting each phase of development, provided that this is agreed prior to the commencement of development.

Reason: Protection of human health.

11.3 Prior to commencement of construction, the applicant must submit, for approval by the Department, an updated noise impact assessment to include the following information:

- Final design and layout of the proposed residential units overlooking Cliftonpark Avenue and details of any proposed outdoor areas and required glazing specification that will ensure suitable internal daytime and night-time noise levels;
- Confirmation of the uses to be included within the mixed use element of the development, i.e. crèche/ GP surgery / offices etc and reference to any specific development control advice, for example, DCAN 13: Crèches, nurseries and pre-school playgroups and the potential impact of any external play areas;

The updated noise impact assessment should identify specific noise mitigation measures to be incorporated into the proposed development where necessary.

Reason: In the interests of public amenity.

11.4 A noise Verification Report must be submitted for approval by the Department prior to

occupation of the proposed development. The noise verification report must demonstrate the following:

- suitable noise mitigation measures have been incorporated into the proposed residential development to meet internal noise standards for daytime and night-time;
- proposed outdoor areas meet noise amenity standards;
- that the location and specification of plant and equipment will not have a negative impact on any proposed residential premises.

Reason: In the interests of public amenity

11.5 Fencing provided to the outdoor pitches must not be constructed of timber.

Reason: In the interests of public amenity.

11.6 The proposed outdoor pitches must not be used outside the hours of 08:00hrs to 23:00hrs.

Reason: In the interests of public amenity.

11.7 No servicing of the site including deliveries or the loading and unloading of vehicles shall take place between the hours of 23:00 and 07:00 unless it can be demonstrated by the applicant that such activities will not result in noise disturbance at the closest residential receptor.

Reason: In the interests of public amenity.

11.8 Should the specification for the proposed Pitch Floodlighting change from that illustrated in the AH Design 'Preliminary Pitch Floodlighting Lux Plot' (drawing no ES02, dated 06/13) an amended Lux Plot must be submitted to the Department for approval.

Reason: In the interests of public amenity.

11.9 If during the development works, any new contamination or risks are encountered which have not previously been identified, works should cease and the Department shall be notified immediately. A written report detailing the nature of this contamination and its management must be submitted to the Department for approval. 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 Department in writing, and subsequently implemented and verified to its satisfaction.

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