

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: Z/2013/1486/F	Target Date:
Proposal: Improvements to existing football grounds, to include 3G pitch, floodlights, 200 seater stand, dugouts, 1.2m fencing, new turnstiles and new vehicular access on Jellicoe Avenue with associated off street car parking (amended description).	Location: Skegoneil Avenue Belfast BT15 3LL
Referral Route:	
Major application	
Recommendation:	Approval
Applicant Name and Address: Loughside FC c/o agent	Agent Name and Address: Fresh design 667 Shore Road Whiteabbey BT37 0ST
Executive Summary:	
<p>The application was presented to the Town Planning Committee on 4th December 2014 with an opinion to refuse.</p> <p>The application was recommended to council with an opinion to refuse as the applicant failed to provide the then Department of the Environment a Preliminary Risk Assessment in relating to potential contamination and a Lighting Report in relation to the proposed floodlighting. All issues resolved.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the development at this location; • Impact on residential amenity; and • Traffic and Parking <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan and is designated as existing open space. The principle of development is acceptable given the proposal does not conflict with area plan designations.</p> <p>The proposal has been assessed against the Strategic Planning Policy Statement for Northern Ireland, Planning Policy Statement 2: Natural Heritage, Planning Policy Statement 3: Access, Movement and Parking, Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation.</p> <p>All Consultees offered no objections in principle with the scheme, and standard conditions and</p>	

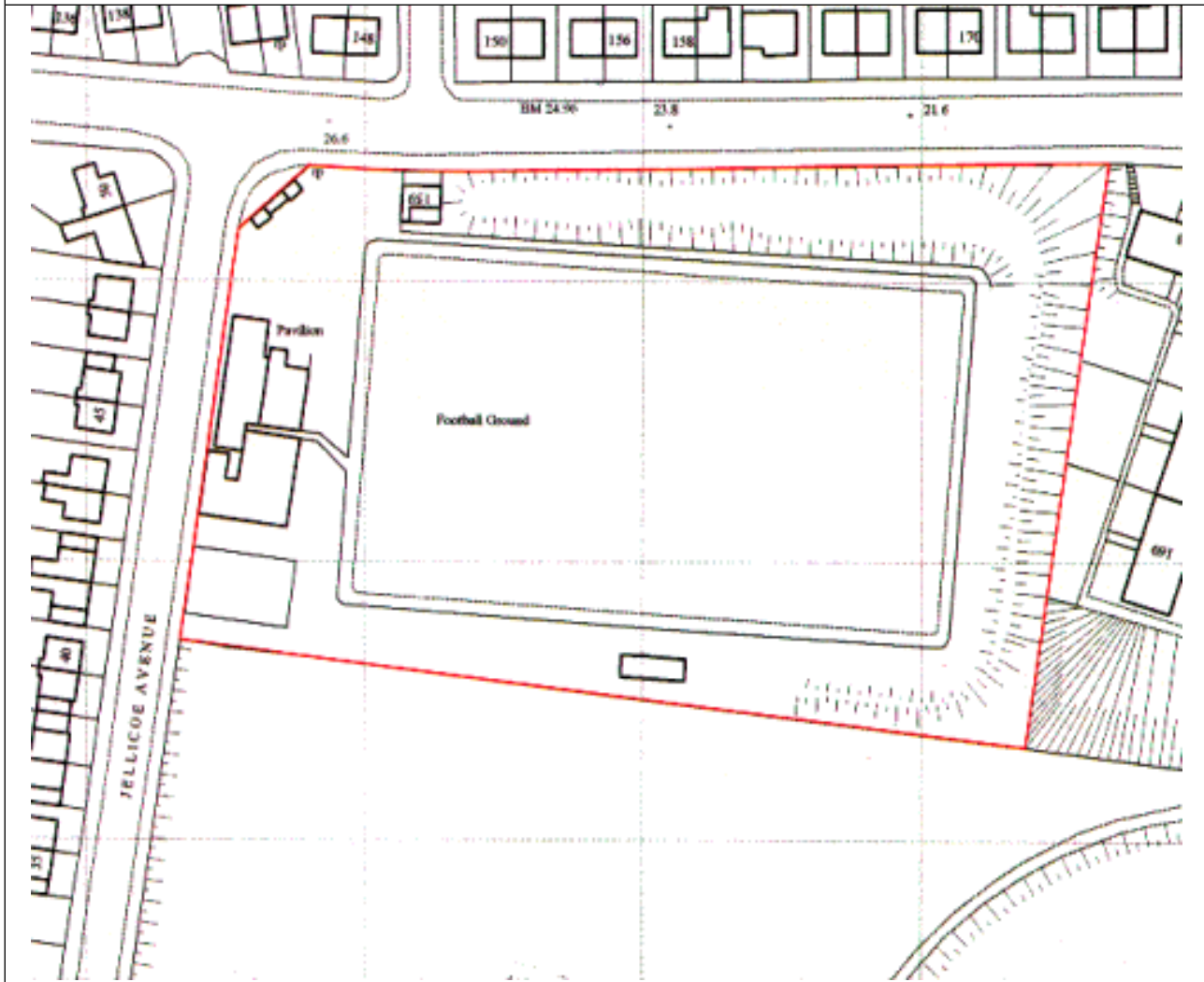
informatives are to be applied.

2 letters of objection were received. The main issues raised included traffic congestion, parking, impact on residential amenity from floodlighting, noise, litter and general disturbance.

The recommendation is to approve with conditions.

Case Officer Report

Site Location Plan

**Characteristics of the Site and Area**

1.0 Description of Proposed Development

Full planning permission is sought for improvements to existing football grounds, to include 3G pitch, floodlights, 200 seat stand, dugouts, 1.2m fencing, new turnstiles and new vehicular access on Jellicoe Avenue with associated off street car parking.

2.0 Description of Site

The site is located just off Skegionel Avenue and consists of an existing football ground and pavilion buildings. To the south of the application site is an area of existing open space.

Planning Assessment of Policy and other Material Considerations

3.0 Site History

Z/2012/0065/F- Proposal: Erection of proprietary ballstop fencing along Jellicoe Avenue boundary opposite No's 9-12 (inclusive) of Grove Playing fields, of approximately 18 linear

	metres, to provide additional protection to adjacent properties. Approved 11.05.2012
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation
5.0	Statutory Consultees
	NIEA- Natural Heritage- No Objections Transport NI- No Objections NIWater – No Objections
6.0	Non Statutory Consultees
	Belfast City Council EPU- No Objections subject to conditions
7.0	Representations
	The application has been neighbour notified and advertised in the local press. 2 letters of objection have been received.
	The main issues include:-
	<ul style="list-style-type: none"> • Impact on the character of the area; • Traffic and parking • Impact on floodlighting; and • Noise, litter and general disturbance
8.0	Other Material Considerations
	N/A
9.0	Assessment
	<u>Principle of Development</u>
9.1	The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan 2015 (BMAP 2015) and is designated as existing open space. The principle of development is acceptable given the proposal does not conflict with area plan designations.
9.2	The SPPS sets out five core planning principles of the planning system, including improving health and well being, creating and enhancing shared space, and supporting good design and place making. Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paras 4.23-7 stress the importance of good design. The SPPS states PPS8 remains applicable under 'transitional arrangements'
9.3	Policy OS4 – intensive sports facilities of PPS8 is applicable to this case and states that proposals should be located within settlements and the application complies with this requirement. The policy also sets out 5 criteria with which proposal must satisfy.
9.4	The siting, scale, and massing of the proposal is considered acceptable. The proposal will not alter the extent, frequency or timing of the sporting activities and Environmental Health are satisfied that the revised details would not adversely impact on existing residents in terms of noise or light pollution. No nature conservation, archaeology or built heritage features are present on or adjacent to the site. There will no loss of amenity to neighbouring properties given the location of the new stand. Access for disability needs is facilitated through provision of level access. The applicant is also required under separate legislation to ensure these requirements are provided. Transport NI has been consulted on the application and has no objections in relation to these aspects. In relation to

	<p>access, traffic and parking issues, Transport NI has no objections to the proposal and I consider this to be determining in this regard. The proposal revisions will not alter drainage arrangements and Environmental Health has no objections to the waste disposal arrangements or related matters.</p> <p><u>Floodlighting</u></p>
9.5	<p>The proposal has been assessed against Policy OS 7 of PPS 8 in respect to the floodlighting. This states that proposals for floodlighting associated with outdoor recreation facilities will only be permitted provided 3 criteria are met. These include: that there is no unacceptable impact on the amenities of people living nearby; there is no adverse impact on the visual amenity or character of the locality; and public safety is not prejudiced. All three are assessed below:</p>
9.6	<p>The floodlighting consists of 8 columns along the sidelines of the proposed 3g pitch each 15.24 metres in height. In regards residential amenity it has been established through a Musto Lighting Report dated 18th August 2015 that the levels of luminance and the orientation of the floodlighting will not have an adverse impact on neighbouring properties. Belfast City Council's Environmental Protection Unit was consulted and are satisfied that the floodlighting is acceptable provided that conditions are attached to any planning approval seeking the submission of an Artificial Light Verification Report prior to the operation of the development and that the floodlighting is switched off by 11pm.</p>
9.7	<p>In terms of visual amenity and character of the area it is noted that the site is not located within an area of special designation. Taking into account the height of the proposed floodlighting at 15.24 metres and the main critical views of the site it is considered that the visual impact will be within acceptable levels.</p>
9.8	<p>In relation to the 3rd criterion, it is considered that the proposal will not prejudice public safety, a view shared by Transport NI.</p> <p><u>Contaminated land</u></p>
9.9	<p>Belfast City Council Environmental Protection Unit (EPU) advised that the site is located close to a previous land use type that has the potential to contaminate land and pose a risk to human health and sought the submission of a Contaminated Land Report. This report was submitted by the applicant and Belfast City Council EPU commented on 4th March 2015 accepting that no potential sources of land contamination were identified on or adjacent to the application site.</p> <p><u>Traffic and Parking</u></p>
9.10	<p>The proposal has been assessed against PPS 3 and associated guidance. The proposal includes a 200 seat stand located along the southern boundary of the pitch. Transport NI has been consulted in respect to the proposal and have offered no objections subject to conditions.</p> <p><u>Other Considerations</u></p>
9.11	<p>There are a row of deciduous trees that run along the southern boundary of the site. As car parking and an access road is located within close proximity to these trees it is considered necessary to condition any planning approval to ensure that the development does not adversely impact on their root protection areas. Any conditions should make specific reference to the British Standard- Trees in relation to Construction.</p>

9.12	<p>In regard to the objections received;</p> <ul style="list-style-type: none"> • The impact on the character of the area has been assessed in the above report. • Traffic and parking has been considered in the above report. • The floodlighting aspect has been adequately addressed in the above report. • Environmental Protection unit did not raise any concerns relating to noise and general disturbance.
10.0	<p>Summary of Recommendation: Approval</p>
10.1	<p>Having regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development should be approved with conditions.</p>
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 1. As required by Section 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. 2. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No P01 Rev A, numbered 03A by Planning on 2/4/14, prior to the operation of any other works or other development hereby permitted. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. 3. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with the approved Drawing. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles. Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site. 4. The lighting installation shall not become operational until a verification report has been submitted to and agreed by Belfast City Council demonstrating compliance with the document "CIE 150:2003: Guide on the limitation of the effects of obtrusive lighting from outdoor lighting installations" by a Member of the Institution of Lighting Professionals, or equivalent competent exterior lighting Engineer. Reason: In the interests of visual amenity, road safety and convenience of road users. 5. Prior to the operation of the development, an Artificial Light Verification Report shall be submitted to Belfast City Council for review and approval. The report must demonstrate all artificial lighting connected with the development is optically controlled and directed in such a manner as to minimise light pollution from glare and spill and verify that the maximum vertical lux levels are with the guideline levels recommended in the 'Institute of Lighting Professionals Guidance on Reduction of Obtrusive Lighting' when measured at the residential properties surrounding the pitch.

	<p>Reason: In the interest of residential amenity.</p> <p>6. The pitch and proposed floodlights must not be used between the hours of 22:00 and 07:30.</p> <p>Reason: In the interests of residential amenity.</p> <p>7. The floodlighting columns shall be no higher than 15.24 metres above existing ground level.</p> <p>Reason: In the interests of visual and residential amenity.</p> <p>8. Any excavation within tree protection areas shall be carried out using non-mechanised hand tools only. All roots that are uncovered during excavation in preparation for laying foundations etc., which are in excess of 2.5cm in diameter shall be retained and shall be treated in accordance with BS 3998, 1989 'Recommendations for Tree Work' (or appropriate British Standard current at time of works) and foundations bridged around them. Any tree roots exposed, which are in excess of 5cm in diameter, shall be surrounded in sharp sand before replacing soil or other material in the vicinity.</p> <p>Reason: To ensure that the trees are not damaged or adversely affected.</p>
12.0	Notification to Department (if relevant)
	N/A
13.0	Representations from Elected members:
	N/A

ANNEX	
Date Valid	16th December 2013
Date First Advertised	17th January 2014
Date Last Advertised	24th January 2014
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 138 Skegoneill Avenue Skegoneill Belfast</p> <p>The Owner/Occupier, 140 Skegoneill Avenue Skegoneill Belfast</p> <p>The Owner/Occupier, 140A Skegoneill Avenue Skegoneill Belfast</p> <p>The Owner/Occupier, 142 Skegoneill Avenue Skegoneill Belfast</p> <p>The Owner/Occupier, 144 Skegoneill Avenue Skegoneill Belfast</p> <p>The Owner/Occupier, 146 Skegoneill Avenue Skegoneill Belfast</p> <p>The Owner/Occupier, 148 Skegoneill Avenue Skegoneill Belfast</p> <p>The Owner/Occupier, 150 Skegoneill Avenue Skegoneill Belfast</p> <p>The Owner/Occupier, 152 Skegoneill Avenue Skegoneill Belfast</p> <p>The Owner/Occupier, 154 Skegoneill Avenue Skegoneill Belfast</p> <p>The Owner/Occupier, 156 Skegoneill Avenue Skegoneill Belfast</p> <p>The Owner/Occupier, 158 Skegoneill Avenue Skegoneill Belfast</p> <p>The Owner/Occupier, 160 Skegoneill Avenue Skegoneill Belfast</p> <p>The Owner/Occupier, 162 Skegoneill Avenue Skegoneill Belfast</p> <p>The Owner/Occupier, 164 Skegoneill Avenue, Skegoneill, Belfast, Antrim, BT15 3JU</p> <p>The Owner/Occupier, 166 Skegoneill Avenue, Skegoneill, Belfast, Antrim, BT15 3JU</p> <p>The Owner/Occupier, 168 Skegoneill Avenue, Skegoneill, Belfast, Antrim, BT15 3JU</p> <p>The Owner/Occupier, 170 Skegoneill Avenue, Skegoneill, Belfast, Antrim, BT15 3JU</p> <p>The Owner/Occupier, 172 Skegoneill Avenue, Skegoneill, Belfast, Antrim, BT15 3JU</p> <p>The Owner/Occupier, 174 Skegoneill Avenue, Skegoneill, Belfast, Antrim, BT15 3JU</p>	

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180 Skegoneill Avenue, Skegoneill, Belfast, Antrim, BT15 3JU
The Owner/Occupier,
40 Jellicoe Avenue Skegoneill Belfast
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41 Jellicoe Avenue Skegoneill Belfast
The Owner/Occupier,
42 Jellicoe Avenue Skegoneill Belfast
Jim Foster
43 Jellicoe Avenue Skegoneill Belfast
Anne Magill
44 Jellicoe Avenue Skegoneill Belfast
The Owner/Occupier,
45 Jellicoe Avenue Skegoneill Belfast
The Owner/Occupier,
46 Jellicoe Avenue Skegoneill Belfast
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The Owner/Occupier, Flat 2 163 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 20 169 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 21 169 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 22 169 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 3 163 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 4 163 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 5 165 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 6 165 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 7 165 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 8 165 Skegoneill Avenue Skegoneill The Owner/Occupier, Flat 9 165 Skegoneill Avenue Skegoneill	
Date of Last Neighbour Notification	10th January 2014
Date of EIA Determination	16 th January 2014
ES Requested	No
Drawing Numbers and Title	
01, 02 03A, 04, 05, 06, 07	