

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 26 July 2016	Item Number: 7f
Application ID: Z/2014/1774/F	
Proposal: New clubhouse, 200 seat stand, and alterations to existing standing area. New 3G surface to existing pitches including floodlights, dugouts, fencing, security tower, turnstiles, toilet blocks & associated ground works	Location: Blanchflower Playing Fields Hollywood Road BT4 1NU
Referral Route: Major Application / Council owned land	
Recommendation:	Approval
Applicant Name and Address: Harland & Wolff Welders	Agent Name and Address: Fresh Design 667 Shore Road Whiteabbey BT37 0ST
<p>Executive Summary:</p> <p>The proposal comprises a new clubhouse, a 200 seat stand, and alterations to existing standing area, new 3G surface to existing pitches including floodlights, dugouts, fencing, security tower, turnstiles, toilet blocks & associated ground works. Issues for consideration are as follows:</p> <ul style="list-style-type: none"> - Siting, design and impacts of new clubhouse; - Impact of 3G/astroturf pitches and associated fencing; - Impacts of floodlighting; - Impact of traffic, parking and infrastructure; <p>The proposed site is located at an existing playing fields complex off the Hollywood Road in east Belfast. The site is approximately 5.4 hectares in size and comprises football pitches and a single storey changing room/clubhouse building finished in render with a flat roof and areas of hard surfacing/car parking.</p> <p>The site is located inside the boundary designated for the city in BMAP and is identified as falling within a Local Landscape Policy Area (LLPA) under designation BT095-Blanchflower/Patton.</p> <p>The principle of the overall development is considered to be acceptable.</p> <p>Taking account of the positive response from Environmental Health in addition to the separation distances to nearby properties it is not considered that an unacceptable impact on amenity will occur. The proposed scale, form, massing, design and materials of the proposed buildings are considered acceptable and will not adversely impact on local character. On balance the visual impact of the floodlights and fencing will not be significantly adverse due to the boundary vegetation and are sufficient distance from nearby properties that limited amenity impact is likely. Existing trees will be retained.</p> <p>No representations have been received. The various consultees have confirmed that the proposal is acceptable subject to conditions and /or informatives.</p> <p>Following the above assessment it is considered that the proposal will not adversely impact on</p>	

the landscape setting or trees on the site which are identified as a nature conservation interest and therefore is not contrary to BMAP.

Recommendation

Approval with conditions and informatives as set out below.

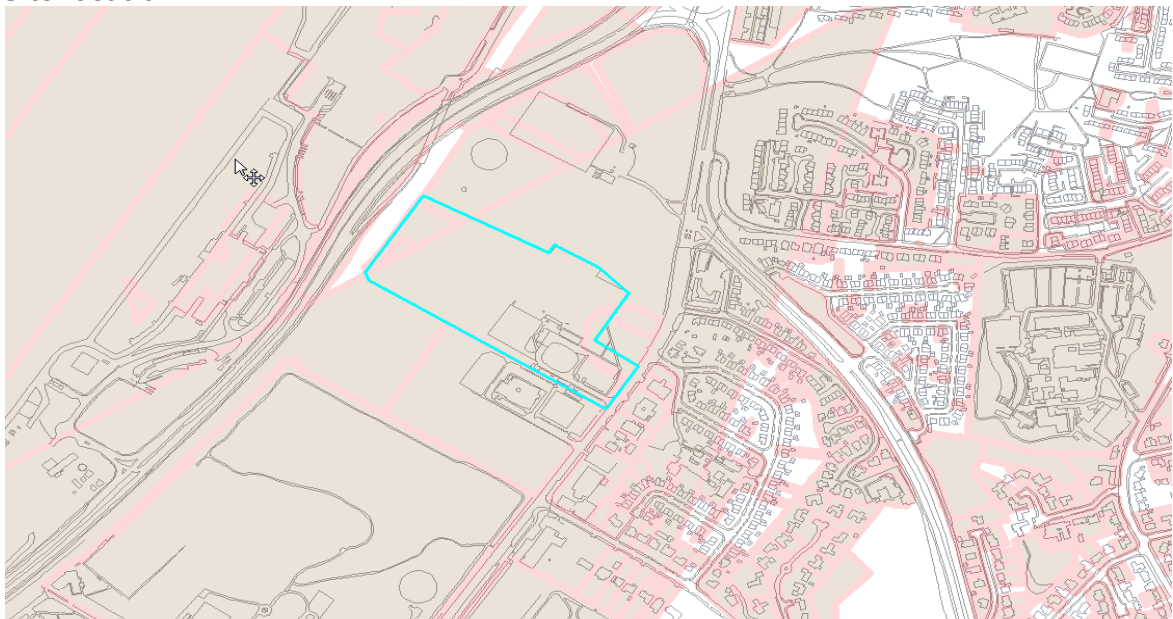
Case Officer Report

Characteristics of the Site and Area

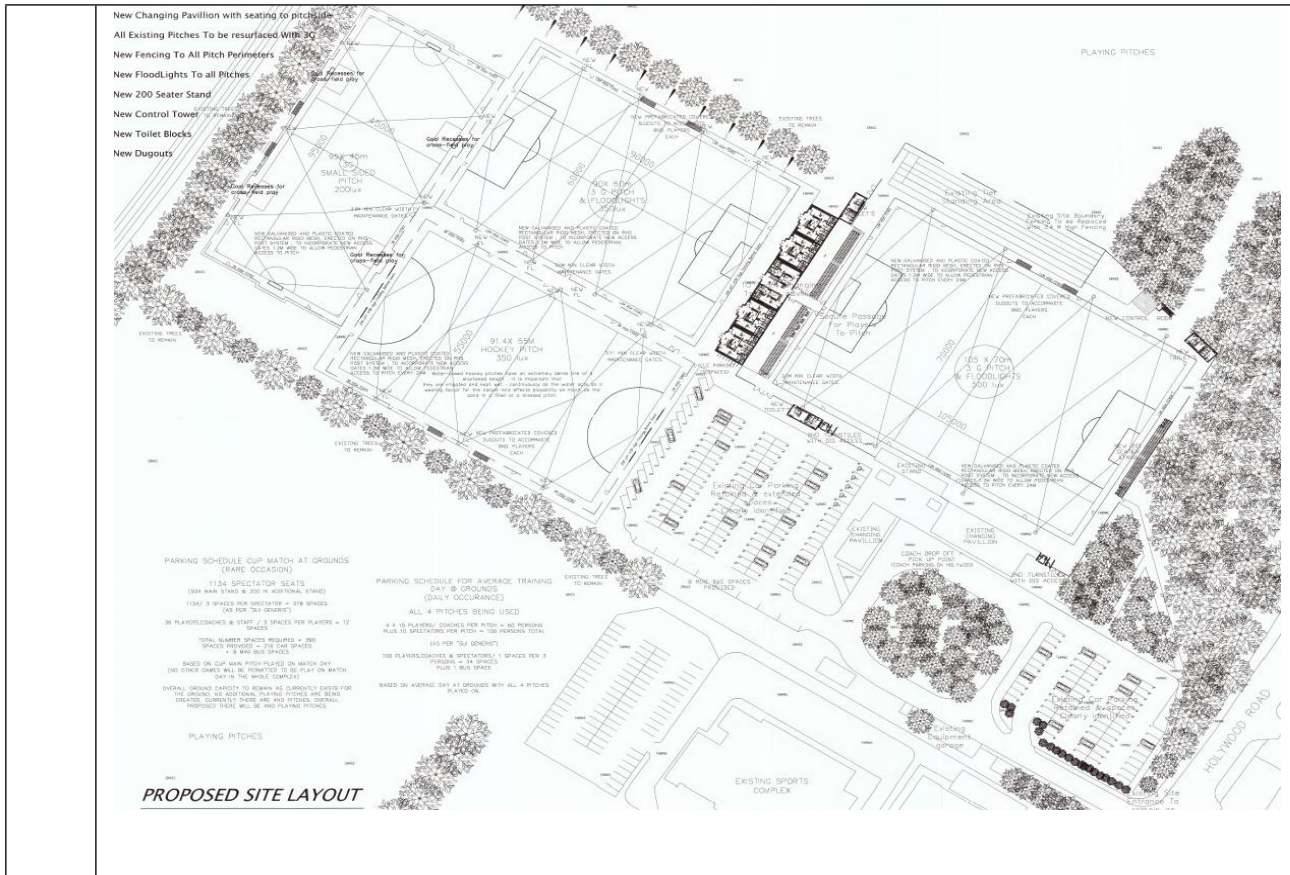
1.0	Description of Proposed Development
1.1	Full planning permission is sought for a new clubhouse, 200 seat stand, and alterations to existing standing area. New 3G surface to existing pitches including floodlights, dugouts, fencing, security tower, turnstiles, toilet blocks & associated ground works. The clubhouse building includes a committee room and multi use room and ancillary toilet facilities, whilst the ground floor comprises 6 changing rooms. The 200 seat stand is single storey in height (4.6m to highest point) and 30m in length.
.0	Description of Site
2.1	The proposed site is located at an existing playing fields complex off the Holywood Road in east Belfast. The site is approximately 5.4 hectares in size and comprises football pitches and a single storey changing room/clubhouse building finished in render with a flat roof and areas of hard surfacing/car parking. The site is broadly level in terms of topography; however the land rises sharply along the northern application site boundary to a higher tier/level of additional pitches. The site boundaries consist of fencing and a landscaping belt of mature/large trees.
2.2	There are playing fields and Tommy Patton Park the south of the site, with open space/parkland to the north. There is a mixture of housing and office/light industrial uses opposite the site along/off the Holywood Road.

Proposed Plans

Site location:



Site layout:



Planning Assessment of Policy and Other Material Considerations	
3.0	Planning History
3.1	No relevant planning history.
4.0	Policy Framework
	Belfast Metropolitan Area Plan (BMAP); Strategic Planning Policy Statement (SPPS); Planning Policy Statement 2: Natural Heritage (PPS2); Planning Policy Statement 3 : Roads Considerations (PPS3); Planning Policy 8: Recreation and Open Space (PPS8); Planning Policy Statement 15: Planning and Flood Risk (PPS15)
5.0	Statutory Consultee Responses
	Transport NI – No objection NIEA – Historic Monuments Unit - No objection NIEA: Waste Management Unit – No objection NIEA: Natural Environment Division – No objection DCAL Inland Fisheries – No objection NI Water – No objection Rivers Agency – No objection
6.0	Non Statutory Responses
	Environmental Health BCC – No objection Belfast City Airport – No objection
7.0	Representations
7.1	The application was advertised in the local press on 16.01.2015 and neighbours notified on 22.01.2015. No letters of representations were received.

8.0	Other Material Considerations
	Regional Development Strategy (RDS) Development Control Advice Note 15 – Vehicular Access Standards
9.0	Assessment
9.1	The SPPS sets out five core planning principles of the planning system, including improving health and well being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making.
9.2	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 paragraphs 4.23-7 stress the importance of good design. Paragraphs 4.18-22 states that sustainable economic growth will be supported. The SPPS states the majority of PPS's remain applicable under 'transitional arrangements', including PPS's 2, 3 and 8.
9.3	The Planning Act 2011 at Section 45 states that the Council must have regard to the development plan. The site is located inside the boundary designated for the city in BMAP and is identified as falling within a Local Landscape Policy Area (LLPA) under designation BT095-Blanchflower/Patton. This identifies the playing pitches as providing an important landscape setting with mature deciduous trees as an area of nature conservation interest.
9.4	Other than the designations discussed above, BMAP does not include any detailed policies relevant to the proposals. In this regard the main considerations are therefore set out on PPS8. Policy OS1 refers to the protection of open space, Policy OS4 relates to intensive sports facilities (which include stadia) and Policy OS7 relates to floodlighting. PPS2 is also applicable due to the landscape designation and in particular policies NH4 – sites of local nature conservation importance and NH5 – Habitats, Species or Features of Natural Heritage Importance.
9.5	<p>The key issues in the assessment of this application include:</p> <ul style="list-style-type: none"> - Siting, design and impact of new clubhouse; - Impact of 3G/astroturf pitches and associated fencing; - Impacts of floodlighting; - Impact of traffic, parking and infrastructure;
9.6	The existing site is already in use as a football ground and sports pitches. As the proposal comprises refurbishment works and retention of the sports pitch use it is not considered that the proposal would result in the loss of open space and thus accords with Policy OS1.
9.7	<p>Policy OS4 of PPS8 lists five criteria which proposals must meet:</p> <p><i>a. there is no unacceptable impact on the amenities of people living nearby by reason of the siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise or light pollution likely to be generated;</i></p>
9.8	<p>Whilst the site is located within the development limits there are significant separation distances (approx 90m from pitch) to the nearest residential properties opposite the site on the Holywood Road. In addition there is a belt of mature trees adjacent to the roadside boundary which screens the site.</p> <p>The frequency of matches at the football stadia section will not increase above existing levels. With the proposed astroturf pitches and associated floodlighting it is anticipated</p>

9.9	<p>these facilities would be more intensively used in evenings compared to the existing natural turf pitches. However taking account of the positive response from Environmental Health in addition to the separation distances to nearby properties it is not considered that an unacceptable impact on amenity will occur.</p>
9.10	<p><i>b. there is no adverse impact on features of importance to nature conservation, archaeology or built heritage;</i></p> <p>The natural heritage assets in this case are identified by the zoning in BMAP in terms of mature trees located mostly around the site boundaries. These will not be affected by the proposal and protective fencing during development conditions are necessary to assist in ensuring this. Natural Heritage also has no objections to the proposal. The proposal complies with NH4 and 5 of PPS2 for the same reasons.</p> <p>There are no archaeological or built heritage features on the site and NIEA have no objections in this regard.</p>
9.11	<p><i>c. buildings or structures are designed to a high standard, are of a scale appropriate to the local area or townscape and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment;</i></p> <p>The proposal includes a clubhouse/stand building (two storeys) in addition to smaller stands (single storey), toilet blocks (single storey) and a control tower (two storeys) around/next to the main football pitch. The clubhouse building is the largest of the proposed buildings is two storeys in height with monopitch roof and approximately 55.7m in width.</p>
9.12	<p>The clubhouse and control tower buildings are 2 storeys in height and sited as such that public views will be restricted. The land rises to the east coupled with mature trees around the site boundaries will screen public views of the clubhouse and other structures. The other buildings are single storey and will also largely be screened from public views. The proposed scale, form, massing, design and materials are considered acceptable and will not adversely impact on local character. There will be limited public</p>
9.13	<p>views of the proposed fencing and associated structures; the design of these structures will also result in limited visual impacts.</p> <p><i>d. the proposed facility takes into account the needs of people with disabilities and is located so as to be accessible to the catchment population giving priority to walking, cycling and public transport; and</i></p> <p>The proposal comprises works to an existing facility and is located close to public transport routes bus services 1/2/502A&B operate along the Suffolk Road adjacent to the application site.</p>
9.14	<p><i>e. the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access, car parking, drainage and waste disposal.</i></p> <p>Transport NI offered no concerns regarding, traffic, parking provision, or road safety issues. Given this response the proposal is considered compliant with these criteria and also the relevant provisions in PPS3.</p>
9.15	<p>Policy OS7 of PPS 8 relates to floodlighting and requires proposals to not adversely impact residential and visual amenity or road safety.</p>

9.16	Four floodlights 27.3m in height are proposed around the main football pitch. Floodlights area also proposed around the remaining pitches – 4 x 18.29m around the larger football pitch, 6 x 15.24m around the hockey pitch, and 4 x 15.24m floodlights around the smaller football pitch at the rear of the site.
9.17	The floodlights will be visible from a number of public viewpoints, principally the Sydenham by-pass, Hawthornden Way, and the Holywood Road. However the full extent of the floodlights will not be readily visible largely due to the site boundary vegetation. On balance the visual impact of the floodlights will not be significantly adverse due to the boundary vegetation and are sufficient distance from nearby properties that limited amenity impact is likely. Belfast City Airport and Transport NI has confirmed that the proposal will not adversely impact on air or road safety.
9.18	The various consultees listed above have confirmed that the proposal is acceptable subject to conditions and /or informatives. NIEA and Rivers Agency are satisfied that the proposal will not adversely impact on flora and fauna, or other aspect of the aquatic environment. Rivers Agency has also confirmed that the proposal will not result in or be subject to Flood Risk and accordingly the proposal is considered compliant with PPS15. Belfast City Airport is satisfied that the proposal will not prejudice air traffic safety.
9.19	Returning the zonings in BMAP, following the above assessment it is considered that the proposal will not adversely impact on the landscape setting or trees on the site which are identified as a nature conservation interest.
9.20	
10.0	Summary of Recommendation: Approval
10.1	The above matters are considered to be the main planning issues. The proposal is considered to comply with relevant planning policy and would constitute an acceptable development at this location.
11.0	Conditions and Informatives
<p>Conditions – Delegation of final conditions to Director of Planning and Place requested:</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. Prior to the development hereby approved becoming operational, all hard surfacing pathways around the sports pitches, walls and fencing shall be erected in accordance with the approved plans 03B date stamped received 17th November 2015 and shall be permanently retained thereafter. Reason: In the interest of privacy and amenity. 3.No development shall take place until samples of all external finishes has been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved sample details. Reason: In the interests of visual amenity and the character and appearance of the area. 	

4. No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition and site clearance until all trees to be retained have been protected by fences or other suitable means of enclosure as per recommendations of BS 5837 'Trees in relation to Construction' 2005.

Protective fencing shall be at least 2.3 metres high, comprising of a scaffolding framework, verticals positioned no more than 3.0 metres apart driven into the ground approximately 0.6 metres, braced to resist impacts, supporting weldmesh panels, fixed in a manner to avoid easy removal as shown in BS 5837 2005, Figure 2.

Within the fenced area no activities associated with building operations shall take place, and the ground levels within those areas shall not be altered. All means of protection shall be retained in situ for the duration of the development.

Reason: To ensure that adequate protection measures are put in place around TPO trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

5. All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within the buildings hereby approved.

Reason: In the interests of visual amenity.

6. Hard surfaced areas shall be constructed and permanently marked in accordance with Drawing No.03B bearing the date stamp 17th November 2015 to provide for parking within the site. 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 adequate provision has been made for parking within the site.

7. The lighting installations shall comply with document 'CIE 150:2003; Guide on the Limitation of the Effects of Obtrusive Lighting from Outdoor Lighting Installations'.

REASON: In the interests of visual amenity, road safety and the convenience of road users.

8. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority 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 Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

9. No development or piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with the Planning Authority. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention' available at <http://publications.environment-agency.gov.uk/PDF/SCHO0501BITT-E-E.pdf>.

10. Prior to 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 within 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.

Reason: Protection of residential amenity.

11. The pitches and floodlighting hereby approved shall only be operational between the hours of 07.00hrs and 23.00hrs Monday to Friday, only between the hours 08.00 to 23.00 on a Saturday, and only between the hours 10.00 to 22.00 on a Sunday or public holiday.

REASON: In the interests of residential amenity.

12. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

Management of flat/shallow pitched roofs on buildings within the site which may be attractive to nesting, roosting and 'loafing' birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' (available at <http://bit.ly/1S3H39D>).

The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by Belfast City Airport (BCA) Airfield Operations staff. In some instances it may be necessary to contact BCA Airside Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof. The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable before the removal of nests and eggs. The Bird Hazard Management Plan shall be implemented as approved on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary to manage buildings on the site in order to minimise their attractiveness to birds which could endanger the safe movement of aircraft and the operation of Belfast City Airport.

13. No development shall take place until detailed proposals for disposal of storm water and foul sewage have been submitted to, and approved in writing by Northern Ireland Water and verified by Belfast City Council Local Planning Authority. No building shall become operational until the approved arrangements are in place.

Reason: To ensure the provision of the necessary infrastructure to service the development.

ANNEX	
Date Valid	19th December 2014
Date First Advertised	16th January 2015
Date Last Advertised	16th January 2015
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, E S S, Holywood Road, Ballymisert, Belfast, Down,,</p> <p>The Owner/Occupier, Bowling Green Club House, 366A Holywood Road, Ballymisert, Belfast, Down, BT4 1SJ,</p> <p>The Owner/Occupier, Short Brothers Recreation Club, 366A Holywood Road, Ballymisert, Belfast, Down, BT4 1SJ,</p> <p>The Owner/Occupier, 1 Tillysburn Park, Ballymaghan, Belfast, Down, BT4 2PD,</p> <p>The Owner/Occupier, 2, Marmont Villa, 405 Holywood Road, Ballymisert, Belfast, Down, BT4 2GU,</p> <p>The Owner/Occupier, 3 Tillysburn Park, Ballymaghan, Belfast, Down, BT4 2PD,</p> <p>The Owner/Occupier, 3, Marmont Villa, 405 Holywood Road, Ballymisert, Belfast, Down, BT4 2GU,</p> <p>The Owner/Occupier, 4, Marmont Villa, 405 Holywood Road, Ballymisert, Belfast, Down, BT4 2GU,</p> <p>The Owner/Occupier, 405 Holywood Road, Ballymisert, Belfast, Down, BT4 2GU,</p> <p>The Owner/Occupier, 405 Holywood Road, Ballymisert, Belfast, Down, BT4 2GU,</p> <p>The Owner/Occupier, 415 Holywood Road, Ballymisert, Belfast, Down, BT4 2GU,</p> <p>The Owner/Occupier, 417 Holywood Road, Ballymisert, Belfast, Down, BT4 2GU,</p> <p>The Owner/Occupier, 419 Holywood Road, Ballymisert, Belfast, Down, BT4 2GU,</p> <p>The Owner/Occupier, 421 Holywood Road, Ballymisert, Belfast, Down, BT4 2GU,</p> <p>The Owner/Occupier, Anderson House, 409 Holywood Road, Ballymisert, Belfast, Down, BT4 2GU,</p> <p>The Owner/Occupier, Anderson House, 409 Holywood Road, Ballymisert, Belfast, Down, BT4 2GU,</p> <p>The Owner/Occupier, Anderson House, 409 Holywood Road, Ballymisert, Belfast, Down, BT4 2GU,</p> <p>The Owner/Occupier, Anderson House, 409 Holywood Road, Ballymisert, Belfast, Down, BT4 2GU,</p> <p>The Owner/Occupier, Anderson House, 409 Holywood Road, Ballymisert, Belfast, Down, BT4 2GU,</p> <p>The Owner/Occupier, Anderson House, 409 Holywood Road, Ballymisert, Belfast, Down, BT4 2GU,</p> <p>The Owner/Occupier, Cunningham House, 429 Holywood Road, Ballymaghan, Belfast, Down, BT4 2LN,</p> <p>The Owner/Occupier,</p>	

<p>Main Terminal,100 Sydenham By-Pass,Sydenham Intake,George Best Belfast City Airport,Belfast,Down,BT3 9JH, The Owner/Occupier, Main Terminal,100 Sydenham By-Pass,Sydenham Intake,George Best Belfast City Airport,Belfast,Down,BT3 9JH, The Owner/Occupier, Main Terminal,100 Sydenham By-Pass,Sydenham Intake,George Best Belfast City Airport,Belfast,Down,BT3 9JH, The Owner/Occupier, Main Terminal,100 Sydenham By-Pass,Sydenham Intake,George Best Belfast City Airport,Belfast,Down,BT3 9JH, The Owner/Occupier, Main Terminal,100 Sydenham By-Pass,Sydenham Intake,George Best Belfast City Airport,Belfast,Down,BT3 9JH, The Owner/Occupier, Main Terminal,100 Sydenham By-Pass,Sydenham Intake,George Best Belfast City Airport,Belfast,Down,BT3 9JH, The Owner/Occupier, Main Terminal,100 Sydenham By-Pass,Sydenham Intake,George Best Belfast City Airport,Belfast,Down,BT3 9JH, The Owner/Occupier, Main Terminal,100 Sydenham By-Pass,Sydenham Intake,George Best Belfast City Airport,Belfast,Down,BT3 9JH, The Owner/Occupier, Main Terminal,100 Sydenham By-Pass,Sydenham Intake,George Best Belfast City Airport,Belfast,Down,BT3 9JH, The Owner/Occupier, Main Terminal,100 Sydenham By-Pass,Sydenham Intake,George Best Belfast City Airport,Belfast,Down,BT3 9JH, The Owner/Occupier, Main Terminal,100 Sydenham By-Pass,Sydenham Intake,George Best Belfast City Airport,Belfast,Down,BT3 9JH, The Owner/Occupier, Main Terminal,100 Sydenham By-Pass,Sydenham Intake,George Best Belfast City Airport,Belfast,Down,BT3 9JH, The Owner/Occupier, Muir Building,425 Holywood Road,Ballymaghan,Belfast,Down,BT4 2GU, The Owner/Occupier, Muir Building,425 Holywood Road,Ballymaghan,Belfast,Down,BT4 2GU, The Owner/Occupier, Muir Building,427 Holywood Road,Ballymaghan,Belfast,Down,BT4 2LT, The Owner/Occupier, Office 1,405 Holywood Road,Ballymisert,Belfast,Down,BT4 2GU, The Owner/Occupier, Office 2,405 Holywood Road,Ballymisert,Belfast,Down,BT4 2GU, The Owner/Occupier, Office 3,405 Holywood Road,Ballymisert,Belfast,Down,BT4 2GU, The Owner/Occupier, Templeton House,411 Holywood Road,Ballymisert,Belfast,Down,BT4 2LP, The Owner/Occupier, Templeton House,411 Holywood Road,Ballymisert,Belfast,Down,BT4 2PN,</p>	
Date of Last Neighbour Notification	22nd January 2015
ES Requested	No

Planning History

Ref ID: Z/2002/0449/F

Proposal: Proposed 5-A-side football facility with associated car parking, pavilion, boundary fencing, flood lighting and relocation of electricity substation.

Address: Blanchflower Park Holywood Road Belfast

Decision: Application Withdrawn

Drawing Numbers and Title

01, 03B, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23

Notification to Department (if relevant) – N/A

Date of Notification to Department:

Response of Department: