

**Development Management Officer Report  
Committee Application**

<b>Summary</b>	
<b>Committee Meeting Date:</b> 26 July 2016	<b>Item Number:</b> 7g
<b>Application ID:</b> Z/2015/0295/F	
<b>Proposal:</b> Extension to existing stand & existing football pitch to be resurfaced with 3G playing surface, additional 1.2M high gates & associated groundworks.	<b>Location:</b> Donegal Celtic Football & Sports Club Suffolk Road Belfast BT11 9PE
<b>Referral Route:</b> Major application (Site area > 1hectare)	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Donegal Celtic Football & Sports Club	<b>Agent Name and Address:</b> Fresh Design 667 Shore Road Whiteabbey BT37 0ST
<p><b>Executive Summary:</b></p> <p>The proposal comprises an extension to the existing stand with the existing football pitch to be resurfaced with 3G playing surface, additional 1.2M high gates &amp; associated groundworks.</p> <p>The main issues for consideration are as follows:</p> <ul style="list-style-type: none"> <li>- Siting, design and impacts of the extended stand;</li> <li>- Impact of 3G/astroturf pitches and associated fencing;</li> <li>- Impact of traffic, parking and infrastructure;.</li> </ul> <p>The proposed site is located within the grounds of an existing football club facility known as Donegal Celtic at Suffolk Road and is approximately 1.8 hectares in size. The grounds consist of a football pitch, with a stand and terraced standing area along the north-western boundary, with a further stand on the eastern side of the pitch adjacent to the southern boundary. In addition there is a hard surfaced car parking area, with a club house building adjacent to the eastern site boundary.</p> <p>There is housing immediately adjacent to the site to the west and south, and opposite the site to the north.</p> <p>The site is located inside the boundary designated for the city in BMAP and is identified as open space and falling within an Urban Landscape Wedge – Colin Glen BT083. BMAP does not include any detailed polices relevant to the proposals. In this regard the main considerations are therefore set out on Planning Policy Statement 8- Planning and Open Space. Policy OS1 refers to the protection of open space, and OS4 relates to intensive sports facilities (which include stadia).</p> <p>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 OS1.</p>	

OS4 lists five criteria which proposals must meet including no unacceptable impact to amenity, nature conservation, archaeology or built heritage, appropriate design, and satisfactory arrangements are provided for site access, car parking, drainage and waste disposal.

BMAP ENV1 and Planning Policy Statement 2 are also applicable in this case as the site is within an Urban Landscape Wedge. This states permission will not be granted for development that would be likely to have a significant adverse effect on those features, or combination of features, that contribute to the environmental quality, integrity or character.

The football pitch will be retained and the proposed extension will match the existing stand in terms of height, scale, design and materials, replacing existing stand facilities. It is not therefore considered that the proposal will have any greater impact on the landscape wedge than the existing facility.

Whilst the site is located within the development limits there are significant separation distances to the nearest residential properties. The frequency of matches at the football stadia section will not increase above existing levels. 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.

Transport NI has been consulted and has 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.

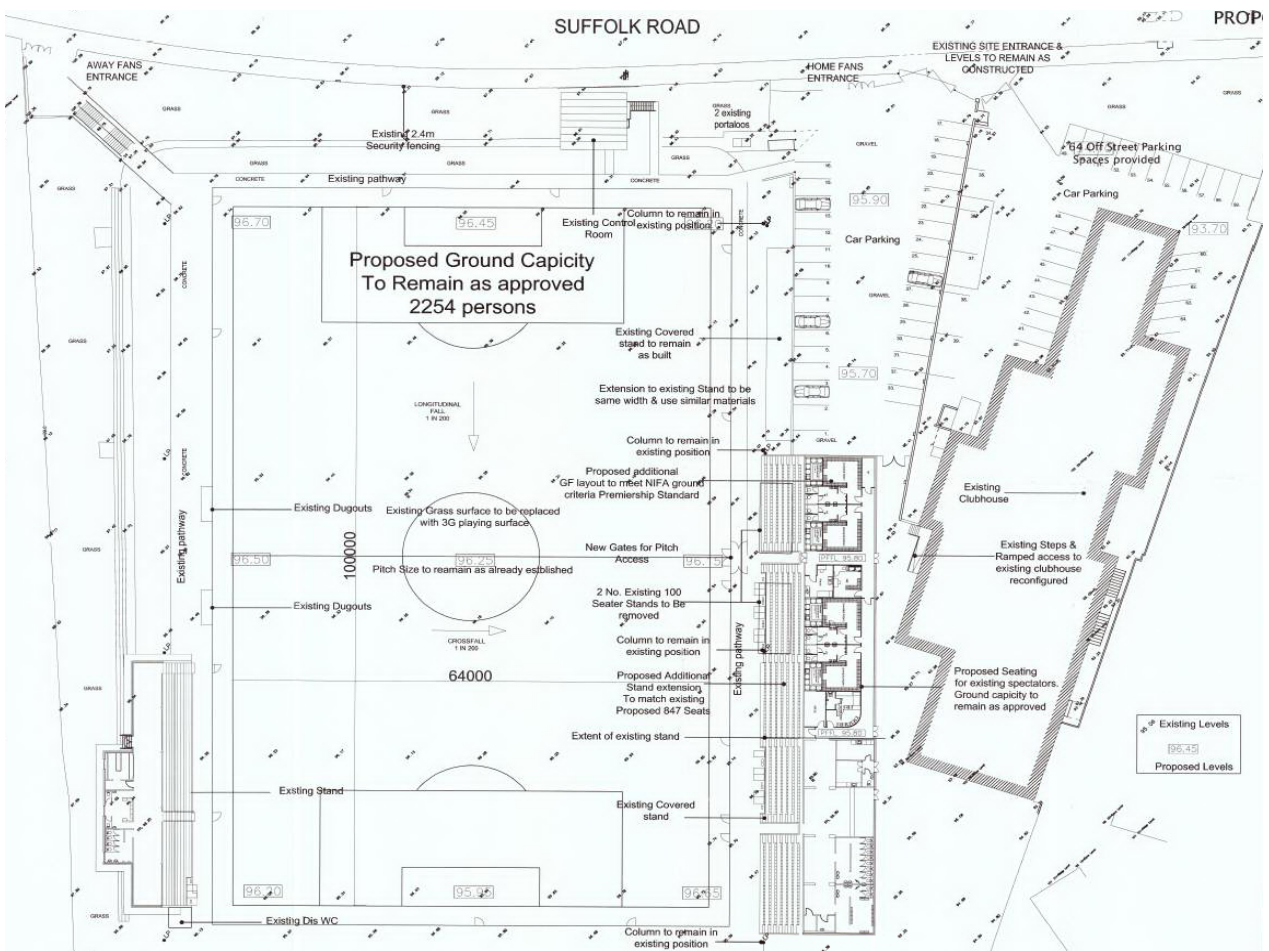
No consultees have any objections to the proposal subject to conditions and/or informatives. No representations have been received.

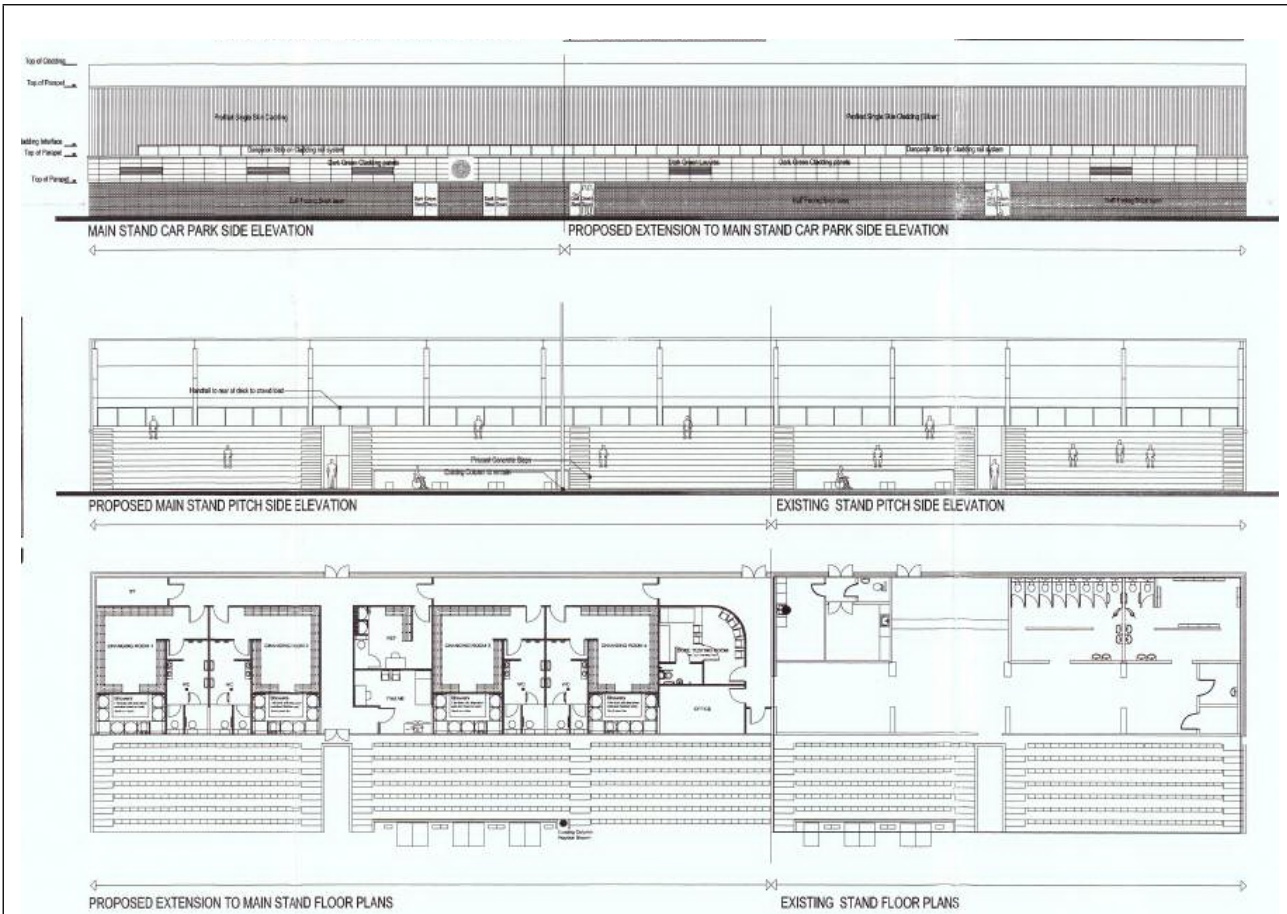
It is considered that the proposal will not adversely impact on the landscape wedge and does not conflict with the plan and other relevant policy considerations.

Approval is recommended subject to conditions. Delegation of conditions to Director of Planning and Place is requested.

# Case Officer Report

## Site Location Plan





**Consultations:**

Consultation Type	Consultee	Response
Statutory	NI Water - Strategic Applications	Advice
Statutory	Transport NI - Hydebank	Content
Statutory	NIEA	Content
Statutory	Rivers Agency	Advice
Non Statutory	Env Health Belfast City Council	Substantive Response Received

**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
Representations from Elected Representatives	None received. Status update provided to Cllr Groves

<b>1.0</b>	<b>Description of Proposed Development</b>
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<b>3.0</b>	<b>Planning History</b>
3.1	No relevant planning history.
<b>4.0</b>	<b>Policy Framework</b>
	Regional Development Strategy (RDS); Belfast Metropolitan Area Plan (BMAP); Strategic Planning Policy Statement (SPPS); Planning Policy Statement 2: Natural Heritage (PPS2); Planning Policy Statement 3 : Roads Considerations (PPS3); Development Control Advice Note 15; Planning Policy 8: Recreation and Open Space (PPS8); Planning Policy Statement 15: Planning and Flood Risk (PPS15)
<b>5.0</b>	<b>Statutory Consultee Responses</b>
	Transport NI – No objection NIEA: Waste Management Unit – No objection NI Water – No objection Rivers Agency – No objection
<b>6.0</b>	<b>Non Statutory Responses</b>
	Environmental Health BCC – No objection
<b>7.0</b>	<b>Representations</b>
7.1	The application was advertised in the local press on 08.05.2015 and 15.01.2016. Neighbours were notified on 30.03.2015, 15.01.2016, and 28.06.2015 . No letters of representation were received.
<b>8.0</b>	<b>Other Material Considerations</b>
	None
<b>9.0</b>	<b>Assessment</b>
<b>9.1</b>	The SPPS sets out five core planning principles of the planning system, including
<b>1.1</b>	Full planning permission is sought for Extension to existing stand & existing football pitch to be resurfaced with 3G playing surface, additional 1.2M high gates & associated groundworks.  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.
<b>2.0</b>	<b>Characteristics of the Site and Area</b>
<b>2.1</b>	The proposed site is located within the grounds of an existing football club facility known as Donegal Celtic at Suffolk Road and is approximately 1.8 hectares in size. The grounds consist of a football pitch, with a stand and terraced standing area along the north-western boundary, with a further stand on the eastern side of the pitch adjacent to the southern boundary. There are also a further three covered stand along the eastern side of the pitch. In addition there is a hard surfaced car parking area, with a club house building adjacent to the eastern site boundary.
<b>2.2</b>	There is housing immediately adjacent to the site to the west and south, and opposite the site to the north.

	<p>improving health and well being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making.</p>
<b>9.2</b>	<p>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.</p>
<b>9.3</b>	<p>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 open space and falling within an Urban Landscape Wedge – Colin Glen BT083.</p>
<b>9.4</b>	<p>Other than the designations discussed above, BMAP does not include any detailed polices relevant to the proposals. In this regard the main considerations are therefore set out on PPS8. OS1 refers to the protection of open space, and OS4 relates to intensive sports facilities (which include stadia). PPS2 is also applicable due to the landscape wedge designation and in particular policies NH4 – sites of local nature conservation importance and NH5 – Habitats, Species or Features of Natural Heritage Importance.</p>
<b>9.5</b>	<p>The proposal comprises a number of elements and associated issues for consideration are as follows:</p> <ul style="list-style-type: none"> <li>- Siting, design and impacts of the extended stand;</li> <li>- Impact of 3G/astroturf pitches and associated fencing;</li> <li>- Impact of traffic, parking and infrastructure.</li> </ul>
<b>9.6</b>	<p>The existing site is already in use as a football ground. 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 OS1.</p> <p>OS4 lists five criteria which proposals must meet:</p>
<b>9.7</b>	<p>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,</p>
<b>9.8</b>	<p>including any noise or light pollution likely to be generated;</p>
<b>9.9</b>	<p>Whilst the site is located within the development limits there are significant separation distances to the nearest residential properties.</p> <p>The frequency of matches at the football stadia section will not increase above existing levels. 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> <p>b. there is no adverse impact on features of importance to nature conservation, archaeology or built heritage;</p> <p>BMAP ENV1 is also applicable in this case as the site is within an Urban Landscape Wedge. This states permission will not be granted for development that would be likely to have a significant adverse effect on those features, or combination of features, that</p>

<p>9.10</p> <p>9.11</p> <p>9.12</p> <p>9.13</p> <p>9.14</p> <p>9.15</p>	<p>contribute to the environmental quality, integrity or character. The proposal complies with NH4 and 5 of PPS2 for the same reasons.</p> <p>The football pitch will be retained and the proposed extension will match the existing stand in terms of height, scale, design and materials, replacing existing stand facilities. It is not therefore considered that the proposal will have any greater impact on the landscape wedge than the existing facility.</p> <p>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;</p> <p>The proposal includes a stand extension in addition to fencing and a 3G pitch.</p> <p>The proposed scale, form, massing, design and materials are considered acceptable as they match the existing stand and will not adversely impact on local character given its' extensive set back from the public road. There will be limited public views of the proposed fencing and associated structures; the design of these structures will also have limited visual impacts.</p> <p>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</p> <p>The proposal comprises works to an existing facility and is located close to public transport routes.</p> <p>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.</p> <p>Transport NI has been consulted and has 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> <p>No floodlighting is proposed as part of the application. There are existing floodlights within the complex which are to be retained. OS7 is therefore not applicable in this case.</p> <p>Returning the zonings in BMAP, following the above assessment it is considered that the proposal will not adversely impact on the landscape wedge and does not conflict with the plan.</p> <p>No representations have been received. No consultees have any objections to the proposal subject to conditions and/or informatives. The proposal is therefore acceptable in relation to public, health, road safety, land contamination and flooding issues.</p>
<p>10.0</p>	<p><b>Summary of Recommendation: Approval</b></p>
<p>10.1</p>	<p>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.</p>

Neighbour Notification Checked	Yes
<p>Conditions – delegation of conditions to Director of Planning and Place requested:</p> <p>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.</p> <p>Reason: Time Limit.</p> <p>2. All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within the buildings hereby approved.</p> <p>Reason: In the interests of visual amenity.</p> <p>3. Hard surfaced areas shall be constructed in accordance with Drawing No.03A bearing the date stamp 31st July 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.</p> <p>REASON: To ensure adequate provision has been made for parking within the site.</p> <p>4. The tannoy system within the new stands shall meet the design criteria specified within the KRM Acoustics Noise Assessment Report March 2016 and shall not be used for the playing of music.</p> <p>Reason: In the interest of residential amenity.</p> <p>5. All plant and equipment used in connection with the development shall be so situated, operated and maintained as to prevent the transmission of noise above the background levels as measured at the façade of nearby noise sensitive premises. Noise measurements shall be made in accordance with BS4142:2015- Method for rating industrial noise affecting mixed residential and industrial areas.</p> <p>Reason: In the interests of residential amenity.</p> <p>6. Prior to commencement of onsite construction works, the applicant shall submit to the Planning Service for approval a generic and / or detailed Quantitative Risk Assessment. The Quantitative Risk Assessment (often referred to as a Phase II) shall be conducted in accordance with the provisions of the Department for Environment, Food and Rural Affairs (Defra) and Environment Agency publication CLR11 entitled 'Model Procedures for the Management of Land Contamination'. It must incorporate:</p> <p>A detailed site investigation in accordance with the provisions of British Standard BS 10175:2011+A1:2013, 'Investigation of potentially contaminated sites. Code of practice'. Ground gas investigations shall be conducted in line with the provisions of BS 8485:2015 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings' and BS 8576:2013 'Guidance on investigations for ground gas – Permanent gases and Volatile Organic Compounds (VOCs)'.</p> <p>A satisfactory assessment of the risks (including a Revised Conceptual Site Model) associated with any contamination present, conducted in line with current Defra and Environment Agency guidance. In addition, risks associated with ground gases should be assessed in accordance with the methodologies outlined within CIRIA publication C665 'Assessing risks posed by hazardous ground gases to buildings'. Guidance on the production of a suitably robust contaminated land risk assessment can be found on the Department of the Environment for</p>	



Northern Ireland website via the following web link: <https://www.doeni.gov.uk/articles/planning-and-land-contamination>.

Based upon the outcome of this risk assessment and if found to be necessary, the applicant shall submit to the Planning Service for approval a Remediation Strategy (often referred to as a Phase III). This Remediation Strategy must demonstrate how the identified pollutant linkages are to be demonstrably broken and how they no longer pose a potential risk to human health.

Reason: Protection of human health

7. 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.

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

8. After completing any remediation works under Condition 7; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report shall be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report shall 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. Building protection systems shall be verified in accordance with the provisions of CIRIA publication C735, 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases'

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

9. No part of the development hereby permitted shall become operational until hard surfaced areas shall be constructed in accordance with Drawing No.03A bearing the date stamp 31st July 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.

10. Development shall be carried out in accordance with the materials specified on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an appropriate form of development and in the interests of visual amenity.

11. No development hereby permitted shall commence until a detailed drawing showing the attenuation method to be used for drainage of the site along with its location has been submitted to and agreed with the Local Planning Authority.

Reason: To ensure adequate drainage provision for the site.

<b>ANNEX</b>	
<b>Date Valid</b>	9th March 2015
<b>Date First Advertised</b>	8th May 2015
<b>Date Last Advertised</b>	15th January 2016
<b>Details of Neighbour Notification (all addresses)</b>	
<p>The Owner/Occupier, 1 Garvey Manor Englishtown Belfast  The Owner/Occupier, 1 Suffolk Close Englishtown Belfast  The Owner/Occupier, 1 Suffolk Court,Englishtown,Belfast,Antrim,BT11 9RD,  The Owner/Occupier, 10 Garvey Manor Englishtown Belfast  The Owner/Occupier, 10 Suffolk Close Englishtown Belfast  The Owner/Occupier, 10 Upper Suffolk Road,Englishtown,Belfast,Antrim,BT11 9RH,  The Owner/Occupier, 11 Garvey Manor Englishtown Belfast  The Owner/Occupier, 11 Suffolk Close Englishtown Belfast  The Owner/Occupier, 11A Suffolk Close Englishtown Belfast  The Owner/Occupier, 12 Garvey Manor Englishtown Belfast  The Owner/Occupier, 12 Suffolk Close Englishtown Belfast  The Owner/Occupier, 13 Garvey Manor Englishtown Belfast  The Owner/Occupier, 14 Garvey Manor Englishtown Belfast  The Owner/Occupier, 14 Suffolk Close Englishtown Belfast  The Owner/Occupier, 15 Garvey Manor Englishtown Belfast  The Owner/Occupier, 15 Suffolk Close Englishtown Belfast  The Owner/Occupier, 16 Garvey Manor Englishtown Belfast  The Owner/Occupier, 16 Suffolk Close Englishtown Belfast  The Owner/Occupier, 17 Garvey Manor Englishtown Belfast  The Owner/Occupier, 17 Suffolk Close Englishtown Belfast  The Owner/Occupier, 18 Garvey Manor Englishtown Belfast  The Owner/Occupier, 18 Suffolk Close Englishtown Belfast  The Owner/Occupier, 19 Garvey Manor Englishtown Belfast  The Owner/Occupier, 19 Suffolk Close Englishtown Belfast  The Owner/Occupier, 2 Garvey Manor Englishtown Belfast  The Owner/Occupier, 2 Suffolk Close Englishtown Belfast  The Owner/Occupier, 2 Suffolk Court,Englishtown,Belfast,Antrim,BT11 9RD,  The Owner/Occupier, 2 Suffolk Way,Englishtown,Belfast,Antrim,BT11 9RG,  The Owner/Occupier, 2 Upper Suffolk Road,Englishtown,Belfast,Antrim,BT11 9RH,  The Owner/Occupier, 20 Suffolk Close Englishtown Belfast  The Owner/Occupier, 262 Suffolk Road,Englishtown,Belfast,Antrim,BT11 9PB,  The Owner/Occupier, 2A Upper Suffolk Road Englishtown Belfast  The Owner/Occupier, 2B Upper Suffolk Road Englishtown Belfast  The Owner/Occupier, 2C Upper Suffolk Road Englishtown Belfast  The Owner/Occupier, 2D Upper Suffolk Road Englishtown Belfast  The Owner/Occupier, 2E Upper Suffolk Road Englishtown Belfast  The Owner/Occupier, 2F Upper Suffolk Road Englishtown Belfast  The Owner/Occupier, 3 Garvey Manor Englishtown Belfast  The Owner/Occupier, 3 Suffolk Close Englishtown Belfast  The Owner/Occupier, 3 Suffolk Court,Englishtown,Belfast,Antrim,BT11 9RD,  The Owner/Occupier, 32 Suffolk Road,Englishtown,Belfast,Antrim,BT11 9PE,  The Owner/Occupier, 4 Garvey Manor Englishtown Belfast  The Owner/Occupier, 4 Suffolk Close Englishtown Belfast  The Owner/Occupier, 4 Suffolk Court,Englishtown,Belfast,Antrim,BT11 9RD,</p>	

<p>The Owner/Occupier, 4 Upper Suffolk Road,Englishtown,Belfast,Antrim,BT11 9RH,  The Owner/Occupier, 5 Garvey Manor Englishtown Belfast  The Owner/Occupier, 5 Suffolk Close Englishtown Belfast  The Owner/Occupier, 5 Suffolk Court,Englishtown,Belfast,Antrim,BT11 9RD,  The Owner/Occupier, 6 Garvey Manor Englishtown Belfast  The Owner/Occupier, 6 Suffolk Close Englishtown Belfast  The Owner/Occupier, 6 Suffolk Court,Englishtown,Belfast,Antrim,BT11 9RD,  The Owner/Occupier, 6 Upper Suffolk Road,Englishtown,Belfast,Antrim,BT11 9RH,  The Owner/Occupier, 7 Garvey Manor Englishtown Belfast  The Owner/Occupier, 7 Suffolk Close Englishtown Belfast  The Owner/Occupier, 7 Suffolk Court,Englishtown,Belfast,Antrim,BT11 9RD,  The Owner/Occupier, 8 Garvey Manor Englishtown Belfast  The Owner/Occupier, 8 Suffolk Close Englishtown Belfast  The Owner/Occupier, 8 Upper Suffolk Road,Englishtown,Belfast,Antrim,BT11 9RH,  The Owner/Occupier, 9 Garvey Manor Englishtown Belfast  The Owner/Occupier, 9 Suffolk Close Englishtown Belfast  The Owner/Occupier, San Antone,Suffolk Road,Englishtown,Belfast,Antrim,BT11 9PB,  The Owner/Occupier, Unit 4,262 Suffolk Road,Englishtown,Belfast,Antrim,BT11 9PB,  The Owner/Occupier,</p>	
<b>Date of Last Neighbour Notification</b>	28/06/2016
<b>Date of EIA Determination</b>	<b>21.04.2015</b>
<b>ES Requested</b>	No
<b>Drawing Numbers and Title</b> 01, 03C, 04A, 05, 06,	
<b>Notification to Department:</b> N/A	
<b>Elected Representatives:</b> Status update provided to Cllr Groves	