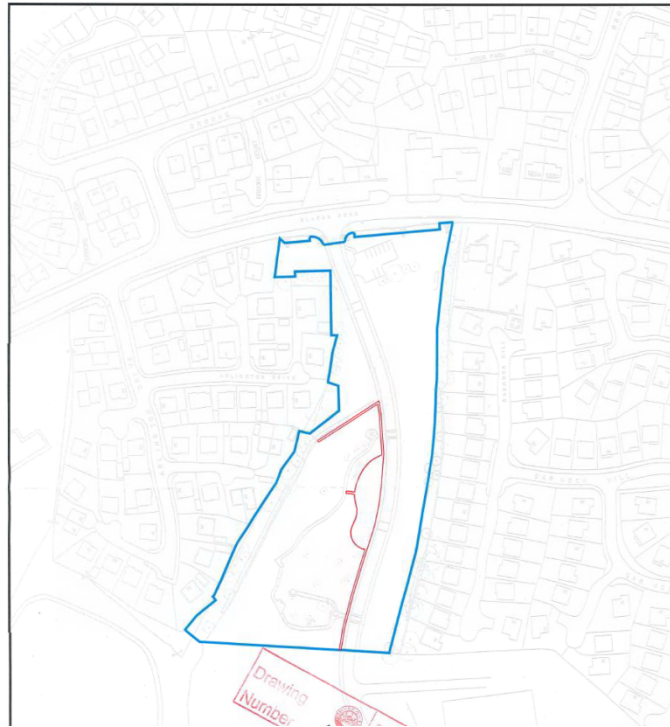


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 26 July 2016	Item Number: 7n
Application ID: LA04/2016/0857/F	
Proposal: Proposal to install a playground for public use and erect a 2.4m high paladin fence around the surrounding area.	Location: Blacks Road Park , Lands leading to 115 Blacks Road, Belfast BT10 0NF
Referral Route: Belfast City Council Application	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council Catherine Weir LP&D Officer 24-26 Adelaide Street Belfast BT2 8GD	Agent Name and Address:
<p>Executive Summary: The application seeks permission to provide a new play ground facility and associated fencing at Blacks Road Park. The main issues to be considered in the case are the impact on;</p> <ul style="list-style-type: none"> • Residential amenity; and • Open space <p>The proposal has been assessed against Planning Policy Statement 8 and is considered compliant.</p> <p>Consultees offered no objections to the scheme, 21 objections were received and all have been issues considered.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal is approved.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Env Health Belfast City Council	Substantive Response Received
Non Statutory	Transport NI - Hydebank	Substantive Response Received

Representations:

Letters of Support	None Received
Letters of Objection	21
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Characteristics of the Site and Area

1.0	Description of Proposed Development Planning permission is sought for the installation of a public playground with surrounding paladin fencing.
2.0	Description of Site The site is located at land between Garnock Hill and Arlington Avenue and is part of a larger area of open space with recreational facilities which transferred to Belfast City Council in April 2015 following the Review of Public Administration. The site is accessed via an existing road off Blacks Road which leads to Colin Park Leisure Golf Course. The

	<p>frontage to the wider area of open space is bounded by a 2.4m high paladin fencing with brick wall and pillars along Blacks Road and 2m high timber board fencing along the boundaries with Arlington Drive and Garnock Hill.</p> <p>The site falls within the development limits of Belfast and is designated as an area of existing recreation and open space and as an urban landscape wedge. The wider area comprises a mix of uses but is predominantly residential in nature.</p>
3.0	Site History
	S/2013/0408/F - Footpaths, metal and timber fencing, steps, car park, seating and bins, adult trim trail, equipment, 2 footbridges, viewing platform, artwork, lighting, trees, shrub planting, grass and wildflower areas, interpretive and way finding signs. Permission Granted 14.02.2014
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan (2015) Strategic Planning Policy Statement (SPPS) PPS8: Open Space, Sport & Outdoor Recreation
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health
6.2	Transport NI
7.0	Representations
7.1	21 Objections have been received, 20 of which are signed pro forma objections
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	The proposal seeks planning permission for a children's play park facility and fencing on lands within an existing recreational area, the land is currently open space and lies adjacent to existing paths and outdoor work out stations. The proposal will involve removal of planting along the access road, resurfacing of the playground area (safety surfacing), play equipment including swings, see-saw, multi-play unit and spring rockers enclosed within a 2.4m high paladin fence on the road side with the remainder of the play ground enclosed with a 1.2m high bow top fence. It is proposed to continue the 2.4m high paladin fence along the roadside to the north of the playground to join with existing

9.2	fencing.
9.3	<p>The area is designated as an area of Existing Recreation and Open space as set out in BMAP. Policy OS 1 – Protection of Open Space applies to all areas of existing open space and states that development will not be permitted if it would result in a loss of open space. It is considered that the proposal will not result in a loss, it will maintain the status of the land as open space whilst enhancing facilities for the local community.</p>
9.4	<p>The site is designated in BMAP as an urban landscape wedge (Designation ML 21 in BMAP). Policy UE 4 Urban Landscape Wedges states that planning permission will be granted for outdoor recreational use within designated urban landscape wedges provided a number of criteria are met including that the open nature of the landscape is retained, buildings are ancillary to the open space/recreational use and long and short range views are protected. The proposal will not impact upon the open nature of the landscape which will be retained at this location. No buildings are proposed and long and short range views will not be compromised. Therefore the proposal is considered compliant with Policy UE 4.</p>
9.5	<p>The site is surrounded by residential dwellings with a separation distance of approximately 25m to the nearest dwelling. The play area will be screened from all properties by existing mature boundary treatments and surrounding mature vegetation and trees. The proposal is therefore unlikely to have any impact on the amenity of neighbouring residents due to noise, overshadowing or loss of privacy.</p>
9.5	<p>A number of representations were received from neighbouring residents, 20 were a signed pro forma letter and one non pro forma. The following issues have been raised:</p> <ul style="list-style-type: none"> • Previous commitment that area would not be a play area – This site transferred to Belfast City Council in April 2015. Prior to this the site was developed and maintained by Lisburn City Council. Belfast City Council was not a key stakeholder when assurances were given regarding development on the site. The current proposal by BBC seeks to enhance, secure and improve local community facilities which are considered betterment for the area. • Antisocial behaviour – the objectors are concerned that the proposed play area will create another opportunity for antisocial behaviour. The area comprises an existing recreational area within the park, the addition of a fenced in, gated playground is unlikely to increase any potential for antisocial behaviour. • Road Safety – the objectors are concerned that it is not safe to locate a playground next to a road. The proposed play ground will be fenced off and accessible via a lockable gate. Whilst the car park serving the area of open space is located on the opposite side of the road from the proposed play ground the access road is not a through road and the level of traffic using the road is considered not to be significant. Transport NI was consulted and has no objections to the proposal. • Residential amenity – objectors are concerned that the increased traffic, noise and additional use of the park will impact on neighbouring residents. The playground is to be located at an adequate distance from adjoining dwellings, the existing boundary treatments and mature vegetation act as a buffer and will reduce any potential impact on residential amenity. • Impact on wildlife – concerns were raised regarding the impact of the proposal on wildlife but no evidence was presented to substantiate this matter. It is considered that no detrimental impact to wildlife will be caused by the proposal. • Existing fencing – issues have been raised regarding the inadequacies of the existing fencing along the boundaries with residential properties, this formed part of previous application S/2013/0408/F and falls outside the red line of this application. It is therefore not something that can be addressed or assessed under

	<p>this application.</p> <ul style="list-style-type: none"> • Management of the park – Concerns were raised that a management plan is required for the park to ensure enjoyment for all. Belfast City Council will operate a number of services including a daily playground inspection service and in addition Area based Rangers will attend the site to open and close the playground and surrounding recreational facilities which will be enclosed by the proposed fence. Removal of mature vegetation along the road frontage and replacement with a secure fence which is see-through will open up the area and allow views into the playground and beyond ensuring natural surveillance of activities in the area. Overlooking of the play facilities and the recreational facilities adjacent will aid in deterring anti-social behaviour.
10.0	<p>Summary of Recommendation: Approval</p> <p>The scheme as shown in the drawings is acceptable and it complies with planning policy. The proposed development will not have a negative impact on residential amenity by way of noise or loss of privacy and is not considered as a loss of open space. 21 objections were received and all issues have been considered. After taking into account all relevant information, including current planning policy, previous history and the current drawings approval is recommended</p>
11.0	<p>Conditions</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>Informative</p> <p>1. CLEAN NEIGHBOURHOOD AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011</p> <p>Should any unforeseen ground contamination be encountered during the development and in order to protect human health, all works on the site should immediately cease. Belfast City Council should be informed and a full written risk assessment in line with the current government guidance (Model Procedures for the Management of land Contamination CLR11) that details the nature of the risks and any necessary mitigation measures and verification (if required) should be prepared and submitted for appraisal.</p>
<p>Notification to Department (if relevant)</p> <p>Not required</p>	
<p>Representations from Elected members:</p> <p>None</p>	

ANNEX	
Date Valid	25th April 2016
Date First Advertised	13th May 2016
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>Peter Napier, 13 Arlington Drive Dunmurry Belfast Donna Gribben, 14 Arlington Drive, Dunmurry, Belfast, Antrim, BT10 0NQ, Harbinson, 15 Arlington Drive, Dunmurry, Belfast, Antrim, BT10 0NQ, The Owner/Occupier, 16 Arlington Drive Dunmurry Belfast Frank McAlister, 17 Arlington Drive Dunmurry Belfast The Owner/Occupier, 22 Arlington Drive Dunmurry Belfast Desmond Hand, 25 Arlington Drive, Dunmurry, Belfast, Antrim, BT10 0NQ, Michael Duffy, 26 Arlington Drive, Dunmurry, Belfast, Antrim, BT10 0NQ, J McArdle, 30 Arlington Drive, Dunmurry, Belfast, Antrim, BT10 0NQ, The Owner/Occupier, 31 Arlington Drive, Dunmurry, Belfast, Antrim, BT10 0NQ, Angela Stafford, 32 Arlington Drive, Dunmurry, Belfast, Antrim, BT10 0NQ, Frank O'Connor, 33 Arlington Drive Dunmurry Belfast The Owner/Occupier, 46 Garnock Hill, Dunmurry, Belfast, Antrim, BT10 0AW, Gerard Dornan, 46, Garnock Hill, Belfast, Antrim, Northern Ireland, BT10 0AW The Owner/Occupier, 47 Garnock Hill, Dunmurry, Belfast, Antrim, BT10 0AW, The Owner/Occupier, 48 Garnock Hill, Dunmurry, Belfast, Antrim, BT10 0AW, The Owner/Occupier, 49 Garnock Hill, Dunmurry, Belfast, Antrim, BT10 0AW, The Owner/Occupier, 50 Garnock Hill, Dunmurry, Belfast, Antrim, BT10 0AW, Natalie James, 51 Garnock Hill, Dunmurry, Belfast, Antrim, BT10 0AW, The Owner/Occupier, 52 Garnock Hill, Dunmurry, Belfast, Antrim, BT10 0AW, The Owner/Occupier, 53 Garnock Hill, Dunmurry, Belfast, Antrim, BT10 0AW, The Owner/Occupier, 54 Garnock Hill, Dunmurry, Belfast, Antrim, BT10 0AW, The Owner/Occupier, 55 Garnock Hill, Dunmurry, Belfast, Antrim, BT10 0AW, The Owner/Occupier, 56 Garnock Hill, Dunmurry, Belfast, Antrim, BT10 0AW, The Owner/Occupier, 57 Garnock Hill, Dunmurry, Belfast, Antrim, BT10 0AW, The Owner/Occupier, 58 Garnock Hill, Dunmurry, Belfast, Antrim, BT10 0AW, The Owner/Occupier, 58A Garnock Hill, Dunmurry, Belfast, Antrim, BT10 0AW, Julie Austin, 59A Garnock Hill, Dunmurry, Belfast, Antrim, BT10 0AW,</p>	
Date of Last Neighbour Notification	6th May 2016
Date of EIA Determination	N/A
ES Requested	No

Drawing Numbers and Title

- 01 – Site location plan
- 02- Proposed layout
- 03 – Site details
- 04 – Elevations
- 05 - Elevations