

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 August 2016	Item Number: 8j
Application ID: Z/2014/1768/F	
Proposal: New clubhouse & tiered seating area, new 3G surface to pitch to including floodlights, dugouts, fencing, security tower, turnstiles, stands, toilet blocks & associated ground works	Location: 18B Newforge Lane Belfast BT9 5NW
Referral Route: Major Application (Site Area > 1 hectare)	
Recommendation:	Approval Subject to Conditions
Applicant Name and Address: Royal Ulster Constabulary Athletic Association	Agent Name and Address: McGurk Architects 33 King Street Magherafelt BT45 6AR
<p>Executive Summary:</p> <p>Full planning permission is sought for a new clubhouse & tiered seating area, new 3G surface to pitch to including floodlights, dugouts, fencing, security tower, turnstiles, stands, toilet blocks & associated ground works.</p> <p>The proposed site is located at an existing playing fields complex off Newforge Lane in south Belfast. The site is approximately 6 hectares in size and comprises football and rugby pitches, a disused gravel hockey pitch along the northern site boundary, areas of hard surfacing/parking, and a two storey clubhouse building.</p> <p>Issues for consideration are as follows:</p> <ul style="list-style-type: none"> - Siting, design and impacts of new building; - Impact of 3G/astroturf pitches and associated fencing; - Impacts of floodlighting; - Impact of traffic, parking and infrastructure. <p>6 representations have been received raising concerns including impact of traffic, safety, and intensification of the facilities.</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.</p>	

The proposed scale, form, massing, design and materials of the proposed buildings are considered acceptable and will not adversely impact on local character.

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.

Transport NI has been consulted and has no concerns regarding, traffic, parking provision, or road safety issues.

Following the above assessment it is considered that the proposal will not adversely impact on the landscape setting or the Lagan Valley Regional Park and is compliant with relevant policies.

Recommendation

It is considered that the proposal will not adversely impact on the landscape setting or the Lagan Valley Regional Park and is compliant with relevant planning policies. The proposal is recommended for approval with conditions and informative as set out below. Delegation of final conditions to Director of Planning & Place is requested.

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 with tiered seating area, new 3G surface to pitch to including floodlights, dugouts, fencing, security tower, turnstiles, stands, toilet blocks & associated ground works.
2.0	Description of Site
2.1	The proposed site is located at an existing playing fields complex off Newforge Lane in south Belfast. The site is approximately 6 hectares in size and comprises football and rugby pitches, a disused gravel hockey pitch along the northern site boundary, areas of hardsurfacing/parking, and a two storey clubhouse building. The site is broadly level in terms of topography, however the land falls slightly towards the site boundaries and gradually the access towards Newforge Lane. The site boundaries consisting of a mix of fencing types generally 2m in height.
2.2	There are government buildings/uses to the west of the site, with Lagan Valley Park to the east. There is a mixture of housing types within the wider locality including Newforge Lane.
3.0	Planning History
3.1	Z/2009/0305/F - Site redevelopment to create indoor training facility, bowling pavilion/changing accommodation & new floodlit synthetic hockey pitch. Approved 08.12.2009
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 Statement 8: Open Space, Sport and Outdoor Recreation (PPS8); Planning Policy Statement 15: Planning and Flood Risk (PPS15)
5.0	Statutory Consultee Responses
	Transport NI – No objection NIEA: Natural Environment Division – No objection NI Water – No objection Rivers Agency – No objection
6.0	Non Statutory Responses
	Environmental Health BCC – No objection Lagan Valley Regional Park – proposal may compromise the LVRP.

7.0	Representations
7.1	<p>The application was advertised in the local press and neighbours notified. 6 representations received raising the following issues:</p> <ul style="list-style-type: none"> - Impact of traffic/increased volume; - Intensify use of facilities - Site not suitable for large events; - Safety issues of pedestrian users of Newforge Lane;
8.0	Other Material Considerations
	<p>Regional Development Strategy (RDS) Development Control Advice Note 15 – Vehicular Access Standards</p>
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 also identified as within Lagan Valley Regional Park designation.
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.
9.5	<p>The proposal comprises a number of elements and associated issues for consideration which are as follows:</p> <ul style="list-style-type: none"> - Siting, design and impacts of new building; - Impact of 3G/astro turf 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 retention of the sports uses it is not considered that the proposal would result in the loss of open space and thus accords with Policy

	OS1.
9.7	OS4 lists five criteria which proposals must meet: <ul style="list-style-type: none"> 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;
9.8	There are significant separation distances between the proposals and the nearest residential properties in Newforge Lane (approx 280m from the nearest point of pitch to boundary of nearest residential property in Newforge Lane opposite site entrance). In addition there is a Government facility between the site and the Newforge Lane. The frequency of matches of the football stadia will not increase above existing levels, as the number of matches is determined by the football authorities. With the associated floodlighting it is anticipated the new pitch facilities would be more intensively used in evenings for training activities 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.
9.9	<ul style="list-style-type: none"> b. there is no adverse impact on features of importance to nature conservation, archaeology or built heritage;
9.10	There are no natural heritage assets on the site in this case – however the site abuts mature woodland/habitats and the Lagan Valley Regional Park. Natural Environment Division has no objections to the proposal in terms of impact on flora and fauna.
9.11	There are no archaeological or built heritage features on the site and Historic Environment Division has no objections in this regard.
9.12	Rivers Agency has no objection in terms of flood risk or hydrological impacts on the River Lagan and associated drainage issues following assessment of a drainage assessment and conceptual attenuation details. A condition for submission and delivery of appropriate details is necessary. <ul style="list-style-type: none"> 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;
9.13	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 the main football pitch. The clubhouse building is the largest of the proposed buildings, is two storeys in height with monopitch roof (7.1m at highest point), and approximately 59m in width and 18.8m depth.
9.14	The clubhouse and control tower buildings are 2 storeys in height and sited as such that public views will be restricted. The mature trees around the site boundaries will screen public views of the clubhouse and other structures. The

	<p>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 views of the proposed fencing and associated structures; the design of these structures will also result in limited visual impacts.</p>
9.15	<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;</p> <p>The proposal comprises works to an existing facility and is located close to public transport routes. The scope of works will improve access for people with disabilities.</p>
9.16	<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. They have highlighted the proposal would result in an under provision of parking areas, however this would be offset by parking requirements for another proposal within the Newforge Complex for a training facility, hockey pitch and 5-a-side pitches ref: LA04/2015/0266/F which is also under consideration. Given this response the proposal is considered compliant with this criterion and also the relevant provisions in PPS3. Objections have been received expressing concerns regarding traffic impacts of the proposal. However the opinion of Transport NI is considered determining.</p>
9.17	<p>Policy OS7 relates to floodlighting and requires proposals to not adversely impact residential and visual amenity or road safety.</p>
9.18	<p>4 floodlights 18.3m in height are proposed around the football pitch. The floodlights will not be readily visible from public viewpoints largely due to the site boundary vegetation and neighbouring buildings. On balance the visual impact of the floodlights will not therefore be significantly adverse or compromise the character of the Lagan Valley Park.</p>
9.19	<p>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 have also confirmed that the proposal will not result in or be subject to Flood Risk and accordingly the proposal is considered compliant with PPS15.</p>
9.20	<p>The representations received have been fully considered however following the above assessment the proposal is considered compliant with the development plan and other relevant policies also taking account of the history of the site.</p>
9.21	<p>Approval is recommended subject to conditions set out below.</p>

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.
<p>Conditions/Reasons for Refusal: Delegation of final conditions to Director of Planning and Place requested:</p> <ol style="list-style-type: none"> 1. 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. <p>Reason: In the interests of visual amenity and the character and appearance of the area.</p> <ol style="list-style-type: none"> 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>Reason: In the interests of visual amenity.</p> <ol style="list-style-type: none"> 3. The pitch and floodlighting hereby approved shall only be operational between the hours of 07.00hrs and 22.00hrs Monday to Friday, only between the hours 08.00 to 22.00 on a Saturday, and only between the hours 10.00 to 22.00 on a Sunday or public holiday. <p>REASON: In the interests of residential amenity.</p> <ol style="list-style-type: none"> 4. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.02B bearing the date stamp 5th February 2016 to provide for parking within the site. The areas referred to are included within the red-line of the development, within the blue-line of the development, and outside the blue line of the development, as indicated on Drawing No.02B bearing the date stamp 5th February 2016. 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>REASON: To ensure adequate provision has been made for parking and traffic circulation within the site.</p> <ol style="list-style-type: none"> 5. The development hereby permitted shall operate in accordance with the Traffic Management Strategy contained within the Traffic Statement document bearing Planning Authority date stamp 5th February 2016. No variations to the Traffic Management Strategy shall be implemented without the prior consent of the Local Planning Authority in writing. <p>REASON: In the interests of road safety and the convenience of road users.</p> <ol style="list-style-type: none"> 6. The rating level of noise from plant and equipment should not exceed the typical background sound level (for both day time and night time hours) at the nearest 	

noise sensitive receptor.

Reason: In the interests of amenity.

7. No development shall take place until a strategy of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved strategy to the satisfaction of the Local Planning Authority in writing prior to the use of any part of the development hereby permitted commencing.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal.

8. No development including site clearance works, lopping, topping or felling of trees, shall take place until full details of both the hard and soft landscape works have been submitted to and approved in writing by the Planning Authority at the Reserved Matters stage.

The details shall include a detailed layout together with existing and proposed levels, cross sections, any means of enclosure, hard surface materials, minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc), proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc.

The details shall also include detailed planting plans with written planting specification including site preparation and planting methods and detailed plant schedules including the species, the size at time of planting, presentation, location, spacings and numbers.

A landscape management plan covering a minimum of 20 years including long term design objectives, performance indicators over time, management responsibilities and establishment maintenance and maintenance schedules for all landscaped areas, shall be submitted to and approved by Belfast City Council Local Planning Authority. The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 and no changes implemented without the consent of Belfast City Council Local Planning Authority.

Reason: To ensure the provision of amenity afforded by an appropriate landscape design and to ensure the development integrates into the countryside.

9. The plans and particulars submitted in accordance with Condition 8 above shall include:
 - a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the accurate crown spread of each retained tree;

b) details of the species, diameter (measured as in paragraph (a)), and the height, and an assessment of the general state of health and condition of each retained tree and of each tree adjoining the site boundary and to which paragraphs (c) and (d) apply;

c) details of any trees to be removed on the site or on land adjoining the site boundary;

d) details of any proposed arboricultural work or tree surgery of any retained tree, or of any tree on land adjacent to the site;

e) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, including service lines; within the root protection area of any retained tree and/or of any tree adjoining the site boundary;

f) details of the specification and position of fencing [and any other measure to be taken] for the protection of any retained tree from damage before or during the course of development;

g) full sections and details of all retaining structures including location, finishes, materials, existing and finished ground levels.

REASON: To ensure the continuity of amenity afforded by existing trees

10. (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

11. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

12. 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 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.

13. Prior to any part of the development hereby permitted becoming operational, an Artificial Light Verification Report shall be submitted to and agreed in writing with the Local Planning Authority. 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.

ANNEX	
Date Valid	23rd December 2014
Date First Advertised	16th January 2015
Date Last Advertised	16 th January 2015
<p>Details of Neighbour Notification (all addresses) E Loughrey MRTPI and IPI, Inaltus Town Planning 109 Galwally Avenue Breda Belfast David Taylor 16 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NU, The Owner/Occupier, 16A Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NW, The Owner/Occupier, 18 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NU, D Moloney LL.D., N.P Donnelly and Wall Solcs 19-27 Church Street Town Parks The Owner/Occupier, 20 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NW, The Owner/Occupier, 20A Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NW, Ian Hamilton 3 Newforge Dale Malone Upper Belfast Frank Cassidy 397 Lisburn Road Malone Lower Malone Lower The Owner/Occupier, 4, 20D Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NW, The Owner/Occupier, 43 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NW, The Owner/Occupier, 45 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NW, The Owner/Occupier, 47 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NW, The Owner/Occupier, 49 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NW, The Owner/Occupier, 51 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NW, The Owner/Occupier, Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5PX, Carol Laird River View Newforge Lane Malone Upper</p>	
Date of Last Neighbour Notification	02.09.2015
Date of EIA Determination	19.01.2015
ES Requested	No

Drawing Numbers and Title

01, 02b, 04, 05, 06, 07, 09, 09, 10, 11, 12, 13, 14, 15a, 16a, 17a, 18, 19, 20, 21,

Notification to Department (if relevant) – N/A