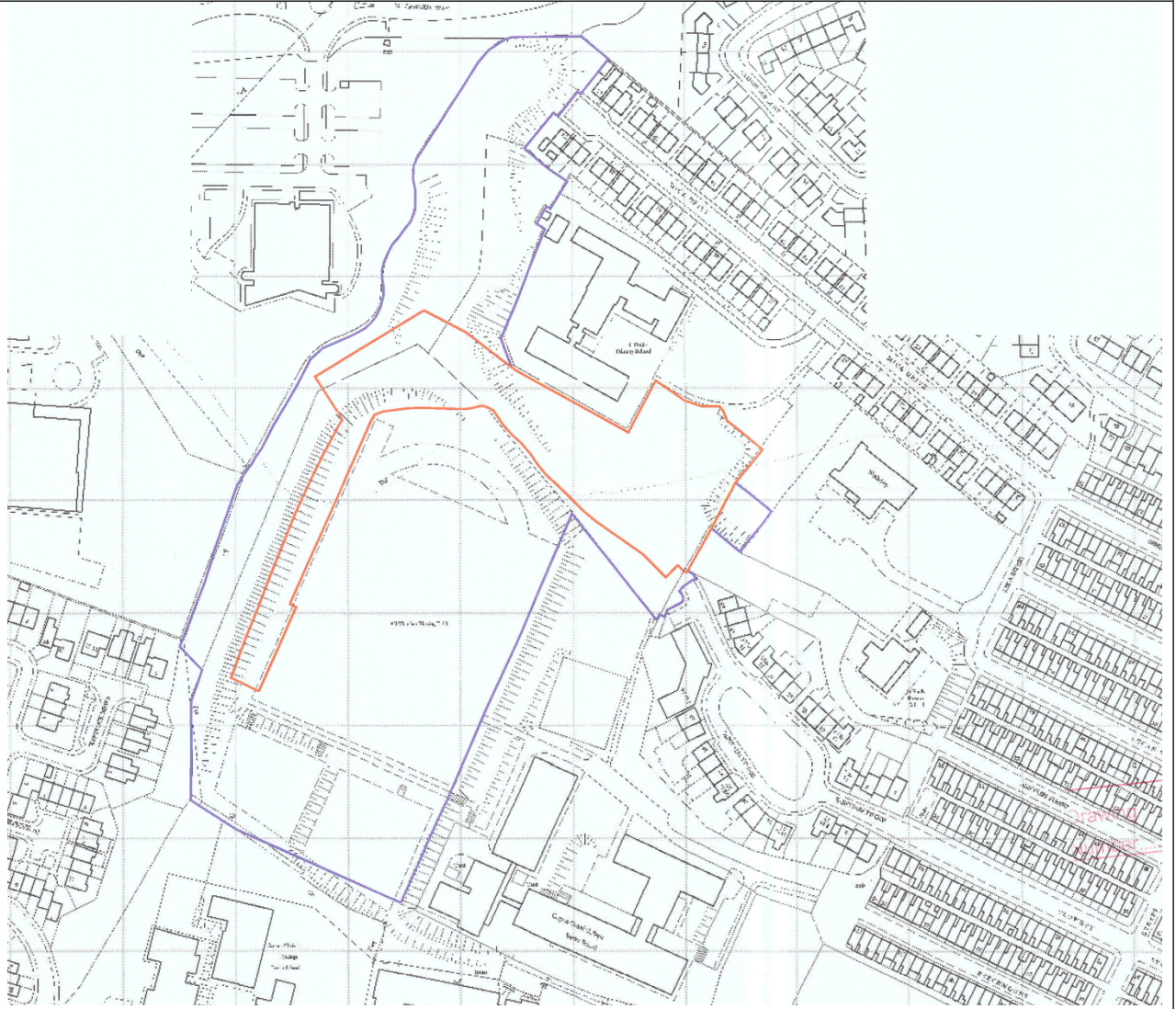


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 18 October 2016	
Application ID: LA04/2016/0478/F	
Proposal: Erection of hurling wall (with associated floodlighting) 7 No. allotments and spectator stand (to main grass pitch) (Further information submitted)	Location: Currently vacant land between Corpus Christi College and Mica Drive accessed off St Marys Gardens
Referral Route: Belfast City Council Application	
Recommendation:	Approval
Applicant Name and Address: Michael Davitts GAC 75-79 Falls Road Belfast BT12 6PE	Agent Name and Address: GMR Architects Ltd 3 St Judes Avenue Belfast BT7 3GZ
<p>Executive Summary: The application seeks permission to provide a hurling wall with associated flood lighting, spectator stand and seven allotments at vacant land between Corpus Christi College and Mica Drive. The main issues to be considered in the case are;</p> <ul style="list-style-type: none"> • Impact on residential amenity; and • Impact on 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, no objections were received.</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



Characteristics of the Site and Area

1.0 Description of Proposed Development

Planning permission is sought for the erection of a hurling wall and associated flood lighting, 7 allotments and spectator stand.

2.0 Description of Site

The site is located on vacant land between Corpus Christi College and Mica Drive, Belfast. It is accessed via St Marys Gardens and contains an open rough grassed area. The area comprises a mix of uses but is predominantly residential characterised by two storey terraced dwellings with a number of schools and residential care homes within the vicinity.

The site is located within the development limits of Belfast and is not zoned for any land use or located within a designated area.

Planning Assessment of Policy and other Material Considerations	
3.0	Site History Z/2013/1198/F - Erection of new changing rooms, 3G multiuse playing area and grass pitch (both with floodlighting, goalposts, ball stops and fencing) woodland walkway, play area, car parking and creation of new vehicular access from St Mary's Gardens. Permission granted 16/09/2016
4.0	Policy Framework
4.1	Regional Development Strategy Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement (PPS) 8: Open Space, Sport and Outdoor Recreation.
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – No objection subject to conditions and informatives.
6.2	Transport NI – No objection subject to informatives.
7.0	Representations
7.1	None
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	Planning permission is sought for the erection of a hurling wall and associated flood lighting, 7 No. allotments and a spectator stand. The proposal will be in addition to facilities granted under Z/2013/1198/F for new changing rooms, 3G multiuse play area, grass pitch with flood lighting, play area and car parking with new vehicular access.
9.2	The proposed hurling wall will be located along the north western boundary of the site adjacent to the approved changing rooms and St Pauls Primary school. This will involve the erection of a 6m high precast concrete wall; approximately 12m in length and 5m in width with a 3G grass surface, the rest of the pitch will be encompassed by a 3m high fence. A ball stop fence is also proposed on top of the hurling wall to protect the amenity of any neighbouring properties and the school grounds. Two 12m high flood lights with two luminaries are proposed, original plans showed four 15m high flood lights with three luminaries. Initial consultations with Environmental Health raised concerns regarding the potential impact on occupants of neighbouring residential properties. The proposal reduced the number of floodlights and lowered the overall height as well as relocating the floodlights away from residential properties.

9.3	<p>Policy OS 7 of PPS 8 refers to the floodlighting of sports and outdoor recreational facilities. It states that development will only be permitted provided there are no unacceptable impacts on amenity of neighbouring residents or on the visual amenity or character of the area and public safety is not prejudiced. The nearest property is located approximately 74m from the flood lighting, a lighting assessment was provided along with information regarding the vertical and horizontal light spill. Environmental Health is satisfied that the report submitted demonstrates that the proposed lighting scheme will not have any adverse impact on nearby residents. It is therefore that the proposal complies with the above policy.</p>
9.4	<p>A spectator stand is proposed on the western boundary of the site alongside the approved grass pitch. The stand will measure approximately 30m in length, include 4 tiers of seats and an overhead canopy approximately 4m above ground level. The stand will be finished with a black cladding and plastic seating. The stand will be located approximately 48m from the nearest residential property in West Rock Mews. The stand will sit at a much lower level than the nearest residential properties and the site is bounded by a 3m high fence. The noise impact report set out mitigation measures in the form of cladding of the stand. Environmental Health has recommended that the mitigation measure be conditioned to ensure no adverse impact on residential amenity. It is considered that taking account of mitigation measures the stand will not have a detrimental impact on amenity of neighbouring residents.</p>
9.5	<p>Environmental Health has indicated that the Noise reports submitted have demonstrated that the noise impact associated with the hurling wall will not have a negative impact with respect to noise on the nearby residential premises, but that the adjacent school class room may be adversely impacted by noise if the hurling wall was in use during school teaching hours. Therefore a condition is recommended to restrict the use of the hurling wall during normal school hours.</p>
9.6	<p>Additionally seven allotments are proposed along the northern boundary of the site covering an area of approximately 630sqm. The allotments will be enclosed with a 3m high perimeter security fence.</p>
9.7	<p>BMAP states that 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 such. The proposals are ancillary to the main use of the site. Therefore it is considered that the proposals will not result in the loss of open space and the outdoor recreational function will be maintained.</p>
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 is in keeping with the surrounding area and conforms to the local character and design; there will be no significant adverse impacts on residential amenity. The site can comfortably accommodate the allotments, spectator stand and hurling wall. No objections or representations were received. 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/Reasons for Refusal</p> <ol style="list-style-type: none"> The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011</p>

2. Prior to commencement of use of the proposed stand the applicant must ensure that the southern end of the proposed stand will be fully clad.

Reason: In the interest of residential amenity.

3. The hurling wall shall not be used during normal school teaching hours.

Reason: In the interest of residential amenity.

4. The hurling wall shall not be used during the following hours on any day between 11pm and 7am.

Reason: In the interest of residential amenity.

5. Prior to the commencement of use of the proposed development, the applicant shall provide to the Planning Service, for approval, a Verification Report. This report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use. It must demonstrate that the potential pollutant linkages identified in the WYG report titled "*Generic Quantitative Risk Assessment Job Number A088626 dated March 2015* and as revised in the Clarification Letter from WYG dated 10th July 2015 reference Z/2013/1198/F, and WYG report titled "*Additional information as requested by Belfast City Council Environmental Health Department ref: Corpus Christi college-vacant lands LA04/2016/0478/F dated 15th June 2016, and WYG report titled "Clarification on membrane properties and sports areas Capping layer relating to proposed pitches and hurling wall development at corpus Christi LA04/2016/0478/F" dated 9th June 2016 and WYG Environment and Planning (Northern Ireland) Ltd report titled "Clarification on membrane properties and sports areas Capping layer relating to proposed pitches and hurling wall development at Corpus Christie LA04/2016/0478/F" dated 9th September 2016* have been broken. In particular, the Verification Report should provide evidence that:

- An adequate capping layer has been installed in the proposed muga pitch serving the hurling wall. This shall consist of demonstrably suitable for "open space and parks near residential end use".
- A suitable gas permeable cover system to the Muga Pitch has been installed
- The drainage system to the Muga pitch shall be connected to the drainage main ring approved under Z/2013/1198/F and ventilated at the exit point.
- The allotments shall include the emplacement of a high visibility warning membrane which includes a DPM loose laid LDPE membrane (acting as a capillary break) on the existing ground surface and the emplacement above this membrane of 1m high raised bed allotment patches consisting of subsoils and top soils demonstrably suitable for "allotment" end use.

Reason: Protection of Human Health

6. In the event that contamination not previously considered is encountered during the approved development of this site, the development shall cease and a written report detailing the nature and extent of this contamination and its management must be

	<p>submitted to Belfast City Council for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.</p> <p>Reason: Protection of Human Health</p> <p>7. The proposal shall not commence operation until a lighting scheme in line with the Musco Lighting Europe Project Summary titled Michael Davitts Corpus Christi GAC file #145618F dated 5th August 2016 has been installed and shall be optically controlled and directed in such a manner as to minimise light pollution from glare and spill. The lighting scheme shall meet the vertical illuminance (Lux) levels for Environmental Zone 3 as stipulated in the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN0L:2011</p> <p>Reason: In the interest of residential amenity.</p>
<p>Notification to Department (if relevant)</p> <p>N/A</p>	
<p>Representations from Elected members:</p> <p>N/A</p>	

ANNEX	
Date Valid	8th March 2016
Date First Advertised	25th March 2016
Date Last Advertised	23rd September 2016
Details of Neighbour Notification (all addresses) The Owner/Occupier, 3, 4, 5, 6, 7, 8, 9 10, 11, 12 Westrock Mews , The Owner/Occupier, 1A Mica Street, , The Owner/Occupier, 1b, Springvale Business Park, 5 Millennium Way The Owner/Occupier, 34-36, Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN, The Owner/Occupier, 47 St Mary's Gardens, Ballymurphy, Belfast, Antrim, BT12 7LG, The Owner/Occupier, 7 Millennium Way, Ballymurphy, Belfast, Antrim, BT12 7AL, The Owner/Occupier, Apartment 1, 2, 3, 4, 5, 6, 7, 8, 9 , 10, 11, 12, 12a, 14, 42 St Mary's Gardens The Owner/Occupier, Springvale Business Park, 5 Millennium Way	
Date of Last Neighbour Notification	22nd September 2016
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: Z/2013/1198/F Proposal: Erection of new changing rooms, 3G multiuse playing area and grass pitch (both with floodlighting, goalposts, ball stops and fencing) woodland walkway, play area, car parking and creation of new vehicular access from St Mary's Gardens (Amended description). Address: Land between Corpus Christi College and Mica Drive, accessed off St Mary's Gardens., Decision: PG Decision Date: 17.09.2015	
Drawing Numbers and Title 01 – Site location Plan 02 – Proposed site plan 03(a) – Proposed hurling wall 04 – Proposed allotments 05 – Proposed spectator stand	