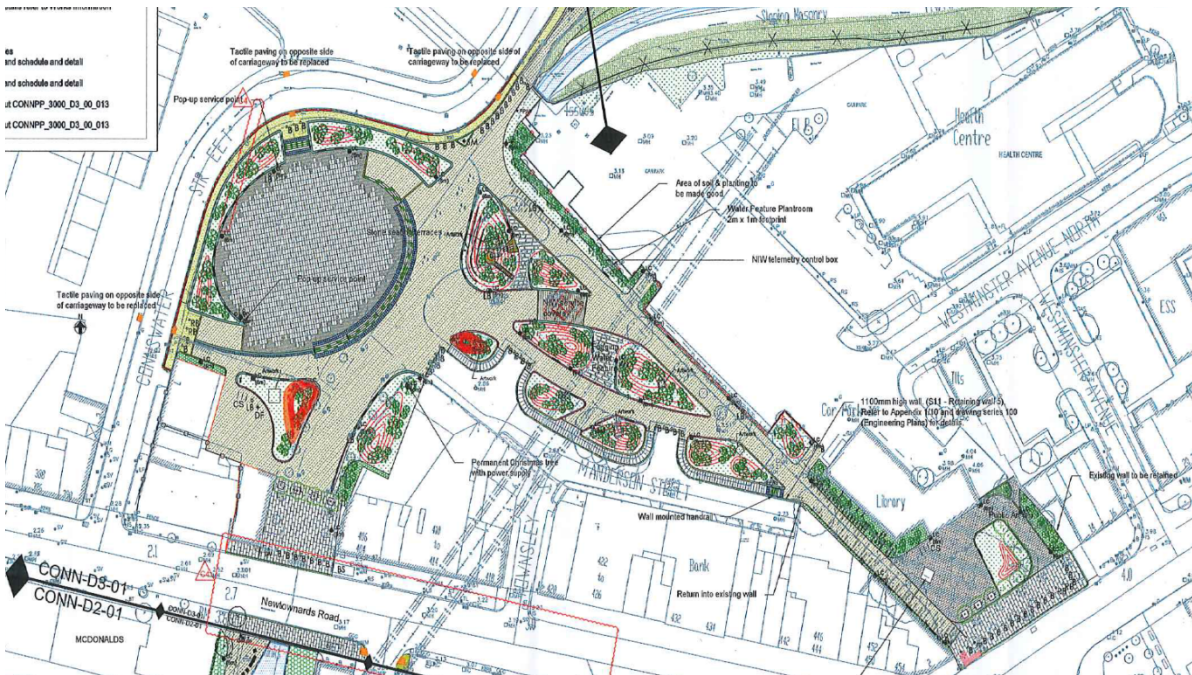
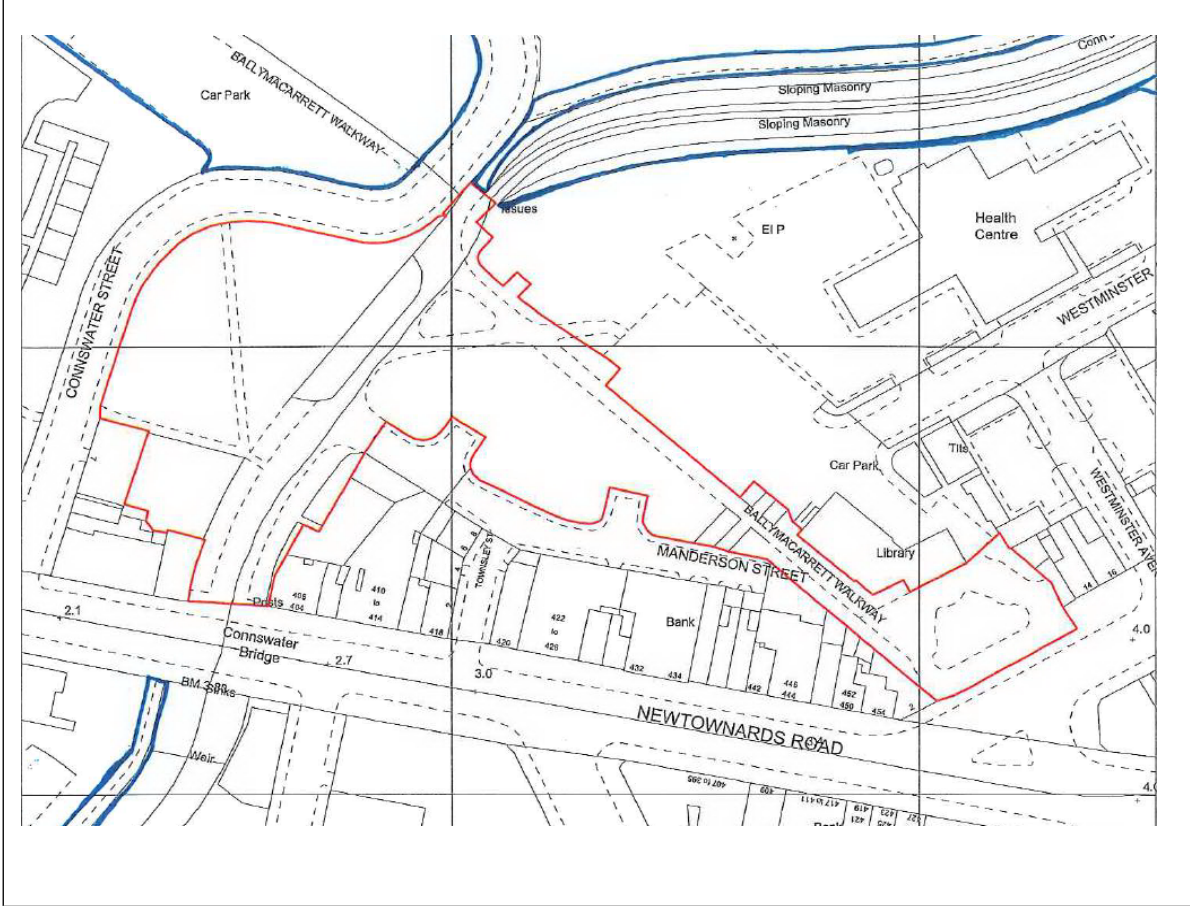


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 18 October 2016	
Application ID: LA04/2016/0910/F	
Proposal: Civic Square at Hollywood Arches	Location: Land known as Hollywood Arches bounded to the South by Manderson Street to West by Connswater Street and to the North and East by car parking and the Hollywood Road respectively.
Referral Route: Part funding by Belfast City Council	
Recommendation:	Approval Subject to Conditions
Applicant Name and Address: Belfast City Council Property and Projects 24-26 Adelaide Street Belfast BT2 8GD	Agent Name and Address: Adrian Grimshaw Belfast City Council Property and Projects 24-26 Adelaide Street Belfast BT2 8GD
Executive Summary:	
<p>Full planning permission is sought for landscape remodelling to create a new 'civic square' space as part of the Connswater Community Greenway linear park.</p> <p>The site is currently under development as part of the Connswater Community Greenway.</p> <p>The key issues in this case are:</p> <ul style="list-style-type: none"> • The principle of a civic square at this location • Effect on neighbouring residential amenity • Effect of proposed landscaping on visual amenity • Potential noise nuisance • Potential adverse effects on traffic <p>The various consultees consulted have confirmed that the proposal is acceptable subject to conditions and/or informatives.</p> <p>No objections to the proposal were received.</p> <p><u>Recommendation</u></p> <p>It is considered that the proposal is acceptable in policy terms and will be beneficial to the local community. It is recommended that the application be approved.</p>	

Case Officer Report

Site Location Plan



Case Officer Report	
Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	Creation of a CS Lewis themed 'civic square' space as part of the Connswater Community Greenway linear park.
2.0	Description of Site
2.1	The site is located at land known as Hollywood Arches, bounded to the south by Manderson Street, to the west by Connswater Street and to the north and east by car parking and the Hollywood Road respectively. The site is currently under development as part of the Connswater Community Greenway.
3.0	Planning History
3.1	Z/2007/0350/F - Lands extending from Victoria Pk to Cregagh Glen inc. parts of Cregagh Rd, Castlereagh College, Loop River Pk, Castlereagh Rd, Beersbridge Rd, Newtownards Rd, Sydenham Bypass, & lands in between. Also inc. lands extending from Beersbridge Rd - Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park - PERMISSION GRANTED - 26.07.2007
3.2	Z/2008/0795/F - Variation of conditions 5 and 6 of planning above planning approval PERMISSION GRANTED - 28.10.2008
3.3	Z/2012/0815/F - 402 Newtownards Road - Erection of 4 storey Greenway information hub - providing information and facilities associated with Connswater and Comber Greenways, small retail/cafe, office, info point and meeting room. - PERMISSION GRANTED - 10.10.2013
3.4	Z/2014/0482/F - Facade development on selected areas on 6-8 Townsley Street, back of property at 420-426 Newtownards Road and 2 Manderson Street - Proposed artworks as part of environmental improvement scheme/community arts project - PERMISSION GRANTED - 30.05.2014
3.5	Z/2014/1000/F - 402 Newtownards Road - 4 storey greenway information hub providing information + facilities associated with Connswater + Comber Greenway providing small retail/cafe/exhibition space, meeting and offices - PERMISSION GRANTED - 05.11.2014
4.0	Policy Framework
	Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation Planning Policy Statement 15: Planning and Flood Risk

5.0	Statutory Consultee Responses
	Transport NI – No objection Rivers Agency – No objection
6.0	Non Statutory Responses
	Environmental Health BCC – No objection
7.0	Representations
7.1	None
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	<u>Proposal</u>
9.2	The land is undergoing significant landscape remodelling to create a new ‘civic square’ space as part of the Connswater Community Greenway linear park. The re-landscaped square will comprise a network of new exposed aggregate concrete paths, landscaped earthen mounds (drumlins), raised stone planters and steps to an elliptical granite paved performance space. Six pieces of Narnia themed artwork will sit atop the earthen drumlins, with timber columns providing a new lighting installation. New street furniture will be placed through the space including bike stands, handrails, bins and slatted wooden seating to top of solid stone planter edges.
9.3	<u>Site</u>
9.4	The site is located at land known as Hollywood Arches, bounded to the south by Manderson Street, to the west by Connswater Street and to the north and east by car parking and the Hollywood Road respectively. The site is currently under development as part of the Connswater Community Greenway. The land previously comprised a number of asphalt paths, including grassed areas with raised planters and limited trees. A significant network of critical services run underneath the site, including the Connswater River. The Newtownards Road is a designated Arterial Route. Part of the site is an Area of Open Space.
9.5	<u>Assessment</u>
9.6	The Strategic Planning Policy Statement gives guidance on Open Space, Sport and Outdoor Recreation. It states: Government recognises that open space, sport and outdoor recreation is important to society now and in the future. It supports many cultural, social, economic, health and environmental benefits. Everyone, particularly children, older people and people with disabilities should have easy access to open space and the opportunity to participate in sport and outdoor recreational activity or simply enjoy and have contact with nature. This is recognised in the Regional Development Strategy 2035 (RDS) which highlights the need to provide adequate provision for green and blue infrastructure in cities, towns and neighbourhoods, and new developments.
9.7	Open space, whether or not there is public access to it, is important for its contribution to the quality of urban life by providing important green lungs, visual breaks and wildlife habitats in built-up areas. Open space can enhance the character of residential areas,

	civic buildings, conservation areas, listed buildings and archaeological sites. It can also help to attract business and tourism and thereby contribute to the process of urban and rural regeneration.
9.8	<p>Regional Strategic Objectives. The regional strategic objectives for open space, sport and outdoor recreation are to:</p> <ul style="list-style-type: none"> • safeguard existing open space and sites identified for future such provision; • ensure that areas of open space are provided as an integral part of new residential development and that appropriate arrangements are made for their management and maintenance in perpetuity; • facilitate appropriate outdoor recreational activities in the countryside that do not negatively impact on the amenity of existing residents; • ensure that new open space areas and sporting facilities are convenient and accessible for all sections of society, particularly children, older people and those with disabilities; • achieve high standards of siting, design and landscaping for all new open space areas and sporting facilities; and • ensure that the provision of new open space areas and sporting facilities is in keeping with the principles of environmental conservation and helps sustain and enhance biodiversity.
9.9	<p>The proposal is part of significant landscape remodelling to create a new 'civic square' space as part of the Connswater Community Greenway linear park. The re-landscaped square will comprise a network of new exposed aggregate concrete paths, landscaped earthen mounds (drumlins), raised stone planters and steps to an elliptical granite paved performance space. Six pieces of Narnia themed artwork will sit atop the earthen drumlins, with timber columns providing a new lighting installation. New street furniture will be placed through the space including bike stands, handrails, bins and slatted wooden seating to top of solid stone planter edges.</p>
9.10	<p>The location of the proposed civic square is suitable as it falls along the approved Connswater linear park development. The park will enhance the environmental quality of the area for local residents in Ballymacarrett, Bloomfield and the lower Holywood Road. Additionally, the site lies off the Newtownards Arterial Route and so will be easily accessible by visitors.</p>
9.11	<p>The Connswater Community Greenway layout approved under Z/2007/0795/F envisages a much wider ranging proposal for the Holywood Arches area, comprising a mixture of grass and stone surface finishes, tree and shrub planting, with a strong focus on its use as a Civic Square. The revised layout as proposed continues to place a strong focus on use of the space as a Civic Square and strengthens the sustainable transport linkages by improving the link between Connswater and Comber Greenways which intersect at this location. Shrub and tree planting remains a central tenet of the design.</p>
9.12	<p>The proposed civic square involves a theme based on CS Lewis' Narnia. High quality statues of characters including a bronze laser cut Aslan, cast and laser cut stainless steel Maughrim The Wolf and White Witch and a cast bronze Mr Tumus and beavers. There also is to be a Mourne granite stone table.</p>
9.13	<p>The proposal is in keeping with the Strategic Planning Policy Statement with regard to a high standard of siting, design and landscaping.</p>
9.14	<p>Transport NI was consulted about the proposal and had no objection subject to a</p>

	condition and informatives.
9.15	The impact of Noise and Floodlight Pollution on the nearest residential properties was considered, however, given separation distances to the closest residential properties, and account of the existing approval and use of the site, the proposal is considered acceptable. The Environmental Health Unit was consulted about the proposal and had no objection subject to informatives.
9.16	Rivers Agency was consulted and required confirmation from Belfast Planning deemed the proposal to be an exception to Planning Policy Statement 15 Policy FLD 1. As the site is contained within the flood defences provided as part of the East Belfast Flood Alleviation Scheme which are now substantially complete, and as the proposal is considered to be Minor Development, Planning confirmed that this was the case. Subsequently Rivers Agency assessed a Flood Risk Statement and had no objection subject to conditions and informatives [AWAITING RIVERS FINAL REPLY]
9.17	No other objections to the proposal were received
9.18	For the above reasons approval is recommended.
10.0	Summary of Recommendation: Approval
10.1	The proposal is considered acceptable in terms of policy and all material considerations and is recommended for approval.

Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The location of the artwork shall be as depicted in Drawing No.11, date stamped 29 April.

Reason: In the interest of visual amenity and public safety.

3. During the first available planting season after the commencement of the development planting shall be carried out in accordance with approved plan 04, date stamped 29 April 2016.

Reason: In the interest of visual amenity and to ensure the development is in keeping with the character of the area.

4. If within a period of 5 years from the date of planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted, destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

5. 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.

Informatives

1. The applicant is required to enter into a licence agreement with the Department for Infrastructure Transport NI for the carrying out of works at Newtownards Road / Hollywood Road / Connswater Street / Manderson Street. The licence agreement shall be issued through the Development Control Officer at TransportNI Eastern Division, Hydebank, 4 Hospital Road, Belfast, BT8 8JL, and the applicant should allow up to three months for completion of the licence. Accordingly, the applicant is advised to make an early personal application for the issue of the licence.
2. Implementation of the scheme shall not commence until the specification for surface materials has been agreed with the TransportNI Section Engineer whose address is: Belfast South Section Office, 1A Airport Road, Belfast, BT3 9DY.
3. Prior to implementation the applicant should ensure that no works by a street works undertaker are planned within the area of the scheme.
4. Prior to implementation the applicant should ensure that any agreement deemed necessary for the maintenance of bollards, seats, bins, cycle stands, planters, trees etc within the public road boundary is in place.
5. It is the responsibility of the applicant to ensure that surface water does not flow from the site onto the public footway / public carriageway.
6. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud or debris deposited on the road must be removed immediately by the contractor.
7. All construction plant and materials shall be stored within the curtilage of the site.
8. CLEAN NEIGHBOURHOODS AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011

Land Contamination

Should any unforeseen ground contamination be encountered during the development, all works on the site should immediately cease. Belfast City Council should be informed and a full written risk assessment in line with current government guidance (Model Procedures for the Management of Land Contamination - CLR11) that details the nature of the risks and any necessary mitigation measures should be prepared and submitted for appraisal.

External Lighting

Artificial lighting should be optically controlled and directed in such a manner as to minimise light pollution from glare and spill. Guidance notes for the reduction of obtrusive light may be obtained from the Institution of Lighting Engineers, Lennox House, 9 Lawford Road, Rugby, Warwickshire CV21 2DZ, available at <http://www.britastro.org/dark-skies/pdfs/ile.pdf>.

ANNEX	
Date Valid	5 th May 2016
Date First Advertised	13 th May 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>Constituency Office,442A Newtownards Road,Ballyhackamore,Belfast,Down,BT4 1HJ, 1 Westminster Avenue North,Ballyhackamore,Belfast,Down,BT4 1NS, 1,2A Manderson Street,Ballyhackamore,Belfast,Down,BT4 1TR, 1,6 Townsley Street,Ballyhackamore,Belfast,Down,BT4 1HX, 10 Tamar Court,Ballymacarret,Belfast,Down,BT4 1SR, 11 Manderson Street,Ballyhackamore,Belfast,Down,BT4 1TR, 13 Manderson Street,Ballyhackamore,Belfast,Down,BT4 1TR, 14 Holywood Road,Ballyhackamore,Belfast,Down,BT4 1NT, 14A Holywood Road,Ballyhackamore,Belfast,Down,BT4 1NT, 2 Holywood Road,Ballyhackamore,Belfast,Down,BT4 1NT, 2 Manderson Street,Ballyhackamore,Belfast,Down,BT4 1TR, 2 Tamar Court,Ballymacarret,Belfast,Down,BT4 1SR, 3 Tamar Court,Ballymacarret,Belfast,Down,BT4 1SR, 394-396,Newtownards Road,Ballymacarret,Belfast,Down,BT4 1HH, 4 Tamar Court,Ballymacarret,Belfast,Down,BT4 1SR, 4-12,Holywood Road,Ballyhackamore,Belfast,Down,BT4 1NT, 402 Newtownards Road,Ballymacarret,Belfast,Down,BT4 1HH, 404-408,Newtownards Road,Ballyhackamore,Belfast,Down,BT4 1HH, 410, 414, 420, 428, 430, 436, 438, 440, 442-446, 448, 450-452,454, Newtownards Road,Ballyhackamore,Belfast,Down,BT4 1HH, 5 Connswater Street,Ballymacarret,Belfast,Down,BT4 1HT, 5, 6 Tamar Court,Ballymacarret,Belfast,Down,BT4 1SR, 7 Connswater Street,Ballymacarret,Belfast,Down,BT4 1HT, 7, 8 Tamar Court,Ballymacarret,Belfast,Down,BT4 1SR, 9 Manderson Street,Ballyhackamore,Belfast,Down,BT4 1TR, 9 Tamar Court,Ballymacarret,Belfast,Down,BT4 1SR,</p>	
Date of Last Neighbour Notification	26 th May 2016
Date of EIA Determination	N/A
ES Requested	No

Drawing Numbers and Title

- 01 – Site location
- 02 – Landscape plans
- 03 – Landscape plans
- 04 – Planting layout
- 05 – CS Lewis artwork – Aslan
- 06 - CS Lewis artwork – White Witch
- 07 - CS Lewis artwork – Maughrim
- 08 - CS Lewis artwork – Mr Tumnus
- 09 – CS Lewis artwork – Mr & Mrs Beaver
- 10 – Specifications drawing
- 11 – Narnia themed artwork locations
- 12 – Bin specification change
- 13 – Cycle stand change
- 14 – Bollard change

Notification to Department (if relevant) - N/A

Date of Notification to Department:
Response of Department: