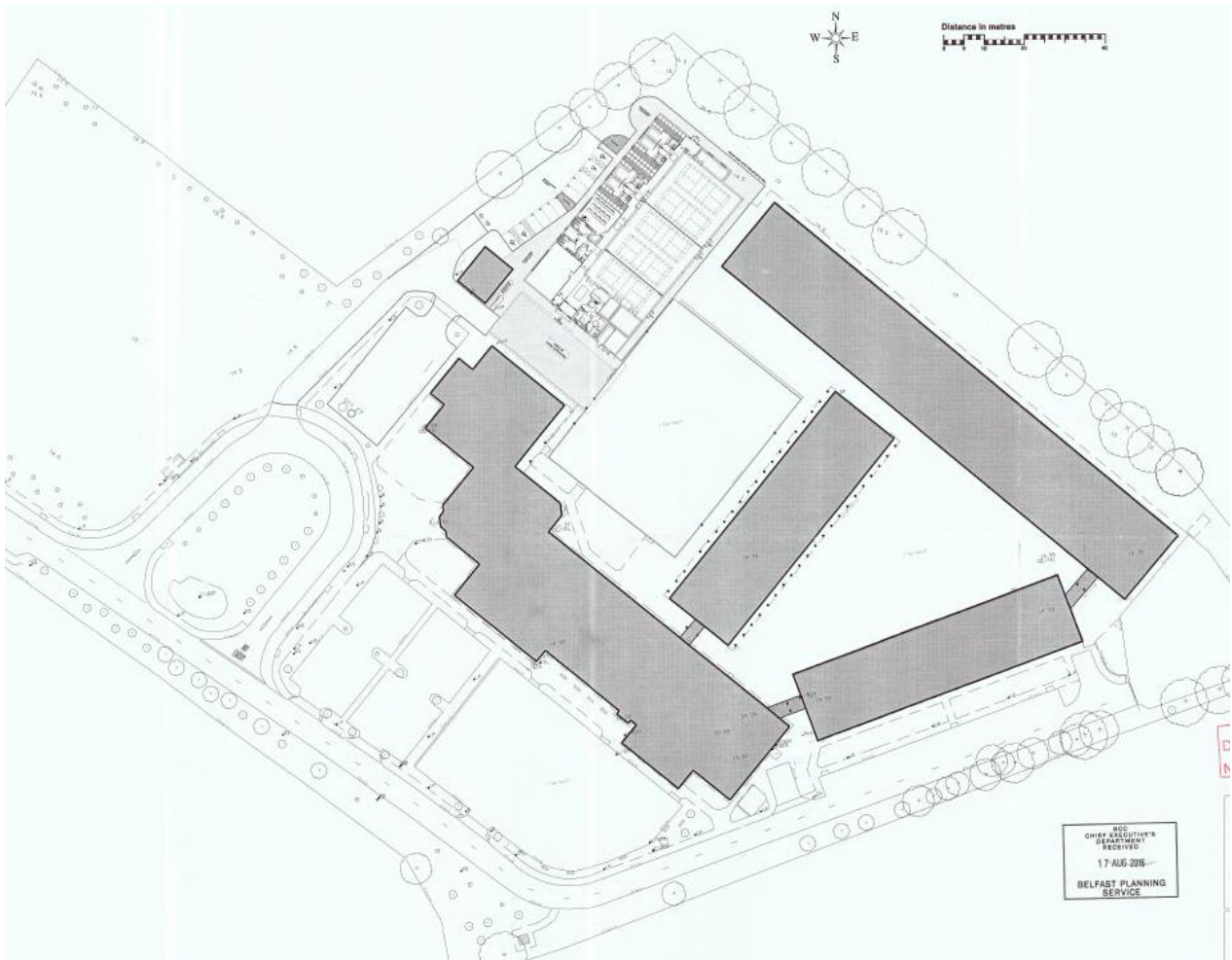


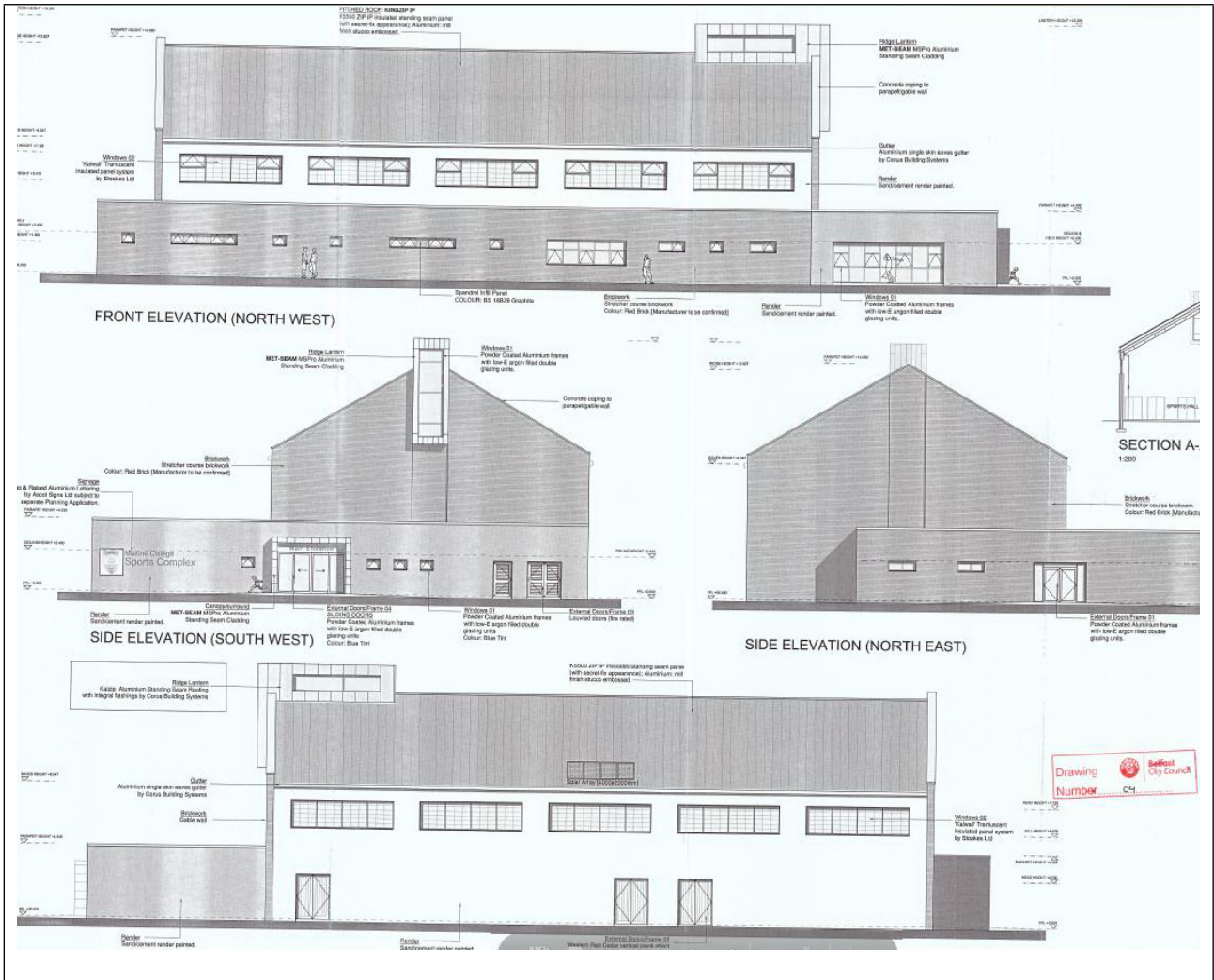
**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 15 November 2016	
Application ID: LA04/2016/1769/F	
Proposal: Sports hall, changing facilities and associated car parking	Location: Malone Integrated College 45 Finaghy Road North Belfast BT10 0JB
Referral Route: Major application site exceeds 1 hectare – planning committee	
Recommendation:	Approval Subject to Conditions
Applicant Name and Address: Malone Integrated College 45 Finaghy Road North Belfast BT10 0JB	Agent Name and Address: Knox and Clayton Architects 2A Wallace Avenue Lisburn BT27 4AA
Executive Summary:	
<p>Full planning permission is sought for a sports hall, including changing facilities and associated car parking.</p> <p>The site is located within an existing school complex at Malone College in south Belfast. It is accessed via Finaghy Road North and is approximately 6.43 hectares in size.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of the extension and associated design at this site; - Impact on visual amenity / character of the area; - Impact on residential amenity; - Impact on open space. <p>The site is identified as 'whiteland' within BMAP and not subject to any designations.</p> <p>The principle of a sports hall at this location has accepted through previous approvals, including an extant permission under Z/2014/1656/F.</p> <p>Environmental Health has no objections to the proposal in terms of noise and associated matters.</p> <p>In relation to access, traffic and parking issues, Transport NI has no objections to the proposal and this is determining in relation to these matters.</p> <p>A PAN (LA04/2016/0580/PAN) was submitted to the Council on 30th March 2016. A Pre Application Community Consultation Report has been submitted in support of this application and is considered to meet the statutory requirements.</p> <p>No representations have been received.</p> <p>Approval is recommended subject to conditions. Delegation of final conditions to Director of Planning & Place requested.</p>	

Case Officer Report

Site Location Plan





Characteristics of the Site and Area

1.0 Description of Proposed Development

The proposal comprises a sports hall, including changing facilities and associated car parking.

2.0 Site Description

The site is located within an existing school complex at Malone College in south Belfast. It is accessed via Finaghy Road North and is approximately 6.43 hectares in size. The proposal is sited in the north-eastern corner of the campus, and there are a number of mature trees along the adjacent site boundary to the north. Musgrave Hospital is adjacent to the north, the railway line to the south, and housing to the south west.

3.0 Relevant Planning History

Z/2014/1656/F
 Proposal: Amendment to original approval Z/2009/1234/F for multipurpose sports hall and toilets and changing areas to include alterations, additional floor space (21sqm) and alterations to elevations. Approved 28th January 2015.

	Z/2009/1234/F Proposal: Proposed multi-purpose sports hall with toilets and changing areas. Address: 45 Finaghy Road North, Finaghy, Belfast, BT10 0JB. Approved 24 th November 2009
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS) PPS8: Open Space, Sport & Outdoor Recreation; PPS3: Roads Considerations; Development Control Advice Note 15 Vehicular Access Standards
5.0	Statutory Consultee Responses
	Transport NI – No objections NI Water – No objections
6.0	Non Statutory Consultee Responses
	Environmental Health – No objections
7.0	Representations
	The application has been neighbour notified on 6 September 2016 and advertised in the local press on 9 September 2016. No representations have been received.
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	The key issues in the assessment of the proposal are as follows: <ul style="list-style-type: none"> - The principle of the extension and associated design at this site; - Impact on visual amenity / character of the area; - Impact on residential amenity; - Impact on open space.
9.2	The SPPS sets out five core planning principles of the planning system, including improving health and well-being, creating and enhancing shared space, and supporting good design and place making. 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 paras 4.23-7 stress the importance of good design. There are no specific policies in relation to the extension of education facilities. The general principles of impact on amenity and suitable design set out above are therefore applicable. The SPPS states PPS8 remains applicable under 'transitional arrangements'. This applies to this case due to the nature of the proposal. The site is not subject to any designations/zonings, including open space designations, within BMAP.
9.3	<u>Principle, siting and design</u> The site is identified as 'whiteland' within BMAP and not subject to any designations. The principle of a sports hall at this location has already been accepted through previous approvals, including an extant permission under Z/2014/1656/F. The sports hall use will result in no net loss of playing facilities and is therefore acceptable in relation to PPS8.

9.4	<p>The proposed design/floorplan is slightly larger than the previously approved, and internal layout/floorplan and elevations have been revised. Taking account of the extant permission, the proposal is considered acceptable as the revisions do not significantly alter the previously approved details. There are a number of existing trees within the site along/adjacent to the site boundary. These will be retained and a condition is necessary to ensure a non-dig methodology is adopted within the crown-spread of these trees. The separation distances/relationship is similar to the previously approval.</p>
9.4	<p><u>Amenity</u></p> <p>In relation to amenity, the proposal will not unacceptably impact upon the amenity on neighbouring properties in terms of overshadowing and loss of light, overlooking, dominance, or noise or other disturbance given the existing use of the site and the separation distances available to neighbouring residential properties (approximately 140m), also taking account of the urban location of the site. Environmental Health has no objections to the proposal in terms of noise and associated matters.</p>
9.5	<p><u>Access, traffic and parking</u></p> <p>In relation to access, traffic and parking issues, Transport NI has no objections to the proposal and this is determining in relation to these matters.</p>
9.6	<p>The various consultees listed above have confirmed that the proposal is acceptable subject to conditions and / or informatives. No consultees have any objections to the proposal and no representations have been received.</p>
	<p><u>Pre-Community Consultation</u></p>
9.7	<p>For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicant for planning permission to consult the community in advance of submitting an application.</p>
9.8	<p>Section 27 also requires that a prospective applicant, prior to submitting a major applications must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN (LA04/2016/0580/PAN) was submitted to the Council on 30th March 2016.</p>
9.9	<p>Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application.</p>
9.10	<p>A Pre Application Community Consultation Report has been submitted in support of this application and is considered to meet the statutory requirements.</p>
	<p><u>Representations</u></p>
9.11	<p>No representations have been received.</p>
10.0	<p>Summary of Recommendation: Approval</p> <p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>
11.0	<p>Conditions</p>

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.

Reason: Time Limit.

No development including site clearance works, lopping, topping or felling of trees, shall take place until 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 have been submitted to and approved in writing by Belfast City Council Local Planning Authority.

Reason: To ensure the provision of amenity afforded by an appropriate landscape design.

All hard and soft landscape works shall be completed in accordance with the details to be agreed under condition 2 above, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS within the next planting season following the occupation of the building hereby approved.

All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.

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

Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Belfast City Council Local Planning Authority seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Council gives its written consent to any request for variation.

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

The applicant shall prior to occupation of the development provide for approval by Belfast City Council a verification report. The report shall demonstrate that the development has incorporated the design details specified within the WYG Ground Gas and Vapour Remedial Strategy reference A090932, August 2015.

Reason: Protection of human health.

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 of this contamination and its management must be submitted to Belfast City Council for approval. This investigation and risk assessment must be undertaken in accordance with current best practice. In the event of unacceptable risks being identified, a remediation strategy shall be agreed, and subsequently implemented and verified to the Councils satisfaction.

	Reason: Protection of human health.
12.0	Notification to Department (if relevant) N/A
13.0	Representations from Elected members: None

ANNEX	
Date Valid	17th August 2016
Date First Advertised	9th September 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 100 – 127 Orchardville Crescent, Ballyfinaghy, Belfast, Antrim, BT10 0JT, 58 – 98 Orchardville Crescent, Ballyfinaghy, Belfast, Antrim, BT10 0JT, Musgrave Park Hospital, Stockmans Lane, Ballygammon, Belfast, Antrim, BT9 7LA,	
Date of Last Neighbour Notification	6 th September 2016
Date of EIA Determination	14th September 2016
ES Requested	No
Summary of Consultee Responses	
Drawing Numbers and Title	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	