

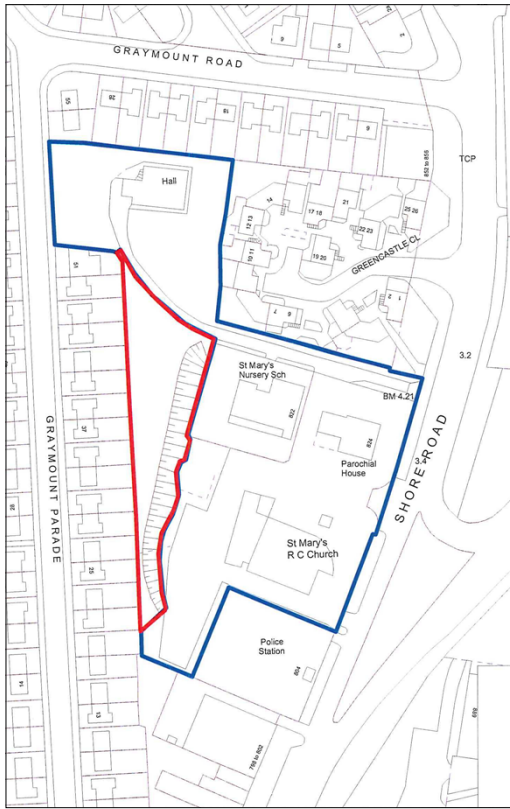
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 13th December 2016	
Application ID: LA04/2016/1825/F	
Proposal: Woodland (Outdoor classroom and play area)	Location: Lands 12m to the west of 822 Shore Road Greencastle.
Referral Route: Belfast City Council funded	
Recommendation:	Approval
Applicant Name and Address: Diocese of Down and Connor C/O Sinead Hoy St Marys Nursery School 822 Shore Road Belfast BT36 7DG	Agent Name and Address:
<p>Executive Summary: The application seeks permission to provide a new woodland play facility and outdoor classroom at lands to the rear of St Marys Nursery. The main issues to be considered in the case are the impact on;</p> <ul style="list-style-type: none"> • Principle of development; and • The impact on residential amenity. <p>The proposal has been assessed against policy and is considered compliant.</p> <p>Consultees offered no objections to the scheme, there were no objections and one petition of support signed by 13 members of the local community has been 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

Site Layout



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Env Health Belfast City Council	No objections

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	One petition received – 13 signatures
Number of Petitions of Objection and signatures	No Petitions Received

Characteristics of the Site and Area

1.0	<p>Description of Proposed Development Planning permission is sought for an outdoor woodland classroom and play area.</p>
2.0	<p>Description of Site The site is located at lands west of 822 Shore Road, Belfast and contains an area of rough grass with mature trees/vegetation which slopes steeply eastwards towards St Marys Nursery school. The site is accessed via a narrow laneway off Shore road which rises steeply. Graymount Parade is located to the west of the site and is separated by 2.4m high fencing. A small cemetery is located to the north of the site.</p>

	The site is located within the development limits of Belfast and is within a mixed use area however it is predominately characterised by residential development.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History None relevant
4.0	Policy Framework
4.1	Regional Development Strategy (RDS); Belfast Metropolitan Area Plan (2015) Strategic Planning Policy Statement (SPPS)
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.1	Environmental Health – No objection
7.0	Representations
7.1	None
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	<p>Principle of development The proposal seeks planning permission for a woodland outdoor classroom/play area for use by the adjacent St. Marys Nursery. The land is currently vacant rough grass with mature vegetation along the eastern boundary, it is located between the existing nursery and residential development at Graymount Parade. The application proposes a number of play structures along with cut grass paths throughout and the resurfacing of some areas with jungle mulch.</p> <p>The Strategic Planning Policy Statement for Northern Ireland (SPPS) states that design is an important material consideration in the assessment of all proposals and good design should be the aim of all those involved in the planning process. Good design can change communities and neighbourhoods for the better and promote accessibility and inclusivity. The proposal aims to turn a vacant area of rough ground into a usable space for the surrounding community. It will improve the appearance and quality of the existing environment. The principle of development is considered acceptable.</p> <p>Impact on residential amenity A number of residential properties adjoin the site to the rear. They sit at a slightly elevated position above the site and contain gardens at least 10m long. The majority of the structures proposed within the outdoor play area are below 2m in height with the exception of the hexagonal shelter which measures approximately 3m high. The boundaries are denoted by 2.4m high fencing, thus providing a level of screening to the private amenity space of the gardens. The site falls within lands owned by the school</p>

	and Church and as such will be secured outside of opening hours, it is for use by the nursery school only and therefore will operate under restricted hours. It is considered that the proposal will not have a detrimental impact on the amenity of neighbouring residents due to noise, overshadowing or loss of privacy.
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 detrimental impact on residential amenity by way of noise or loss of privacy. No objections were received, one petition in favour of the application was submitted with 13 signatures. 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. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
Notification to Department (if relevant)	
N/A	
Representations from Elected members:	
N/A	

ANNEX	
Date Valid	23rd August 2016
Date First Advertised	16th September 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 10, 11, 12, 13, ,Greencastle Close,Green Castle,Newtownabbey,Antrim,BT36 7HT, The Owner/Occupier, 17, 19 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, Graymount Parade,Green Castle,Newtownabbey,Antrim,BT36 7DP, The Owner/Occupier, 6, 7, 8, 9, Greencastle Close,Green Castle,Newtownabbey,Antrim,BT36 7HT, The Owner/Occupier, Greencastle Police Station,804 Shore Road,Green Castle,Belfast,Antrim,BT36 7DG,	
Date of Last Neighbour Notification	12th September 2016
Date of EIA Determination	
ES Requested	Yes /No
Planning History Ref ID: Z/1973/0248 Proposal: ERECTION OF NURSERY SCHOOL Address: 822-4 SHORE ROAD Decision: Decision Date:	
Drawing Numbers and Title 01 – Site location plan 02 – Proposed plans 03 – Site details	