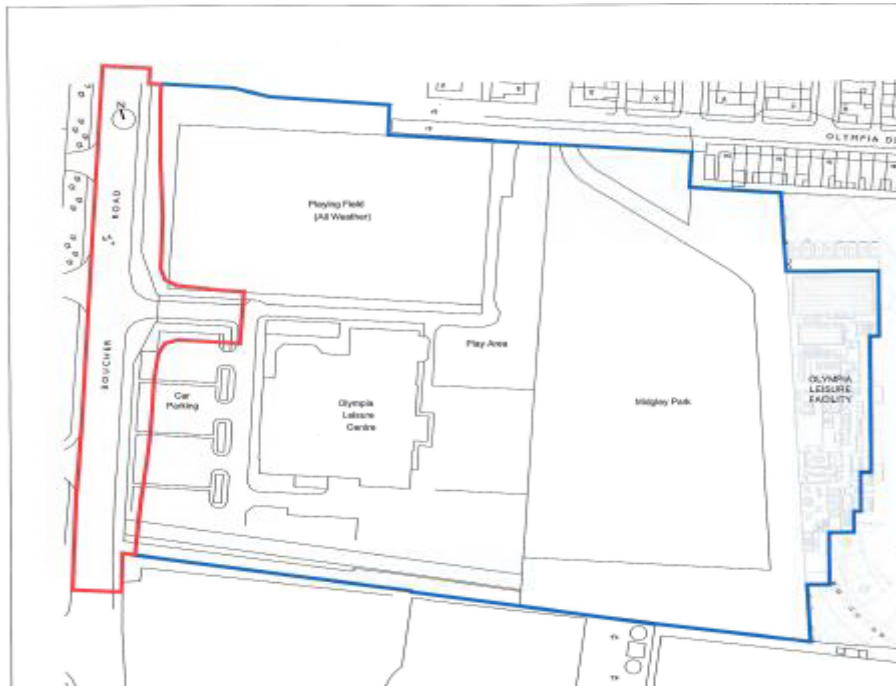


Development management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 January 2017	
Application ID: LA04/2016/1942/RM	
Proposal: Proposed right hand turn junction to provide access from Boucher Road to Olympia Sports Village approved under planning application Z/2014/0587/O	Location: Boucher Road adjacent to lands at Olympia Leisure Centre Belfast BT12 6HR
Referral Route: Belfast City Council Interest	
Recommendation: Approval	
Applicant Name and Address: Belfast City Council 1st Floor Adelaide Exchange 24-26 Adelaide Street Belfast BT2 8GD	Agent Name and Address: RPS Elmwood House 74 Boucher Road Belfast BT12 6RZ
<p>Executive Summary:</p> <p>The application seeks permission for proposed right hand turn junction to provide improved access from Boucher Road to Olympia Sports Village.</p> <p>Area Plan The site containing Olympia Sports Village is designated as an Area of existing Open Space In Belfast Metropolitan Area Plan 2015.</p> <p>The site is located within the development limits of Belfast as designated in the Belfast Metropolitan Area Plan 2015 and within an area zoned as existing Open Space</p> <p>The main issue to be considered is:</p> <ul style="list-style-type: none"> • Road Safety <p>The proposal conforms to the area plan zoning and planning policy It is recommended that the application is approved subject to conditions as set out in the report.</p>	

Case Officer Report

Site Location Plan



1.0 **Description of Proposed Development**

The application seeks permission for proposed right hand turn junction to provide improved access from Boucher Road to Olympia Sports Village. Works to Olympia Sports Village has been approved under planning reference Z/2014/0587/O

2.0 **Description of Site**

The site is located on Boucher road. The area is characterised by industrial/commercial premises.
The site containing Olympia Sports Village is designated as an Area of existing Open Space In Belfast Metropolitan Area Plan 2015.

Planning Assessment of Policy and other Material Considerations

3.0 **Site History**

3.1 Z/2014/0587/O Lands at Olympia Leisure Centre Boucher Road. A masterplan for the redevelopment/regeneration of the Olympia Leisure complex comprising the demolition of the existing Olympia Leisure Centre and the redevelopment of: 2no 3G playing fields (with associated spectator stand and changing facilities); a children’s play area: car parking; extension of existing access to new leisure facilities (in west stand of the National Football Stadium); floodlighting: landscaping and boundary treatments; hotel and commercial units. Permission Granted 31/03/2015.

4.0 **Policy Framework**

4.1	Belfast Metropolitan Area Plan 2015
4.2	Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3- Access, Movement and Parking
5.0	Statutory Consultees
5.1	Transport NI – No objection
6.0	Non-Statutory Consultees
6.1	None
7.0	Representations
7.1	None
8.0	Other Material Considerations
8.1	None

Assessment

The main issue to be considered is:

- Road Safety

The application seeks permission for proposed right hand turn junction to provide improved access from Boucher Road to Olympia Sports Village as per condition 3 of the outline permission Z/2014/0587/O which granted permission for the redevelopment of the leisure center.

Strategic Planning Policy Statement for Northern Ireland

Strategic Planning Policy Statement for Northern Ireland Para 3.8 states that the Councils guiding principle in determining planning applications is that development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

**Planning Policy Statement 3 Access, Movement and Parking
Policy AMP2**

Access to public roads

Planning permission will only be granted for a development proposal involving direct access or the intensification of the use of an existing access on to a public road where:

- (a) Such access will not prejudice road safety or significantly inconvenience the flow of traffic and
- (b) The proposal does not conflict with Policy AMP3 Access to Protected Routes.

Boucher Road is not a protected route therefore criteria b does not apply. The proposed right hand turn junction is to provide access from Boucher Road to Olympia Sport Village. The proposal has been designed to ensure it will not have an adverse impact on the public road network or surrounding area. As such it will not prejudice road safety or inconvenience the flow of traffic.

Transport NI was consulted given the road safety implication of the proposal. They have no objection in principle to the scheme subject to submission and approval of drawings to Private Streets Determination Standard (PSD)

The application has been neighbour notified and advertised in the local press and no objections were received.

Having regard to the policy context the proposals considered acceptable and planning permission is recommended subject to conditions.

10.0	Summary of Recommendation: Approval
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<p>11.0</p>	<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> <p>It is requested Conditions from Transport NI are delegated to the Director of Planning and Place</p>
<p>Notification to Department (if relevant) N/A</p>	
<p>Representations from Elected members: N/A</p>	

ANNEX	
Date Valid	8th September 2016
Date First Advertised	30th September 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 11-13, Boucher Road, Malone Lower, Belfast, Antrim, BT12 6HR, The Owner/Occupier, 11-13, Boucher Road, Malone Lower, Belfast, Antrim, BT12 6HR, The Owner/Occupier, 14 Boucher Road, Malone Lower, Belfast, Antrim, BT12 6HR, The Owner/Occupier, 15 Boucher Road, Malone Lower, Belfast, Antrim, BT12 6HR, The Owner/Occupier, 17 Boucher Road, Ballymurphy, Belfast, Antrim, BT12 6HR, The Owner/Occupier, 9 Boucher Road, Malone Lower, Belfast, Antrim, BT12 6HR, The Owner/Occupier, Unit 1, 1 Boucher Crescent, Ballymurphy, Belfast, Antrim, BT12 6HU, The Owner/Occupier, Unit 1, 5-7, Boucher Road, Malone Lower, Belfast, Antrim, BT12 6HR, The Owner/Occupier, Unit 1a, 1 Boucher Crescent, Ballymurphy, Belfast, Antrim, BT12 6HU, The Owner/Occupier, Unit 2, 1 Boucher Crescent, Ballymurphy, Belfast, Antrim, BT12 6HU, The Owner/Occupier, Unit 2, 5-7, Boucher Road, Malone Lower, Belfast, Antrim, BT12 6HR, The Owner/Occupier, Unit 3, 5-7, Boucher Road, Malone Lower, Belfast, Antrim, BT12 6HR, The Owner/Occupier,	
Date of Last Neighbour Notification	29.09.2016
Date of EIA Determination	N/A
ES Requested	No
Planning History Ref ID: Z/2014/0587/O Proposal: A masterplan for the redevelopment/regeneration of the Olympia Leisure complex comprising the demolition of the existing Olympia Leisure Centre and the redevelopment of: 2no 3G playing fields (with associated spectator stand and changing facilities); a children's play area; car parking; extension of existing access to new leisure facilities (in west stand of the National Football Stadium); floodlighting; landscaping and boundary treatments; hotel and commercial units. Address: Lands at Olympia Leisure Centre, Boucher Road, Belfast, BT12 6HR,	

Decision: PG
Decision Date: 31.03.2015

Ref ID: Z/2006/0288/F
Proposal: Erection of 6.2m high fence and wall enclosing playing pitch and alterations to site entrance.
Address: Olympia Recreation Centre, 12-14 Boucher Road, Malone Lower, Belfast, BT12 6HR
Decision:
Decision Date: 15.07.2006

Ref ID: Z/2003/1921/F
Proposal: Alterations to design of approved building under Planning Ref: Z/2002/0831/F to include alterations to elevations, section, position of units within site, increase in height of proposed units and alterations to car parking layout.
Address: Site at Boucher Road adjacent to Apollo Road and south of Olympia Leisure Centre
Decision:
Decision Date: 29.12.2003

Ref ID: Z/1976/0539
Proposal: ERECTION OF GATES, FENCE AND SCREEN WALLS
Address: OLYMPIA DRIVE/OLYMPIA PARADE
Decision:
Decision Date:

Ref ID: Z/1974/0646
Proposal: SPORTS COMPLEX AND LEISURE CENTRE
Address: BOUCHER ROAD (OLYMPIA DRIVE END)
Decision:
Decision Date:

Ref ID: Z/1995/0723
Proposal: Extension to leisure centre
Address: OLYMPIA LEISURE CENTRE 14 BOUCHER ROAD BELFAST BT12
Decision:
Decision Date:

Ref ID: Z/2004/0565/F
Proposal: Parking spaces/signs/ramps to improve disabled access to existing leisure centre
Address: Olympia Leisure Centre, Boucher Road, Belfast, BT12 6HR
Decision:
Decision Date: 11.05.2004

Ref ID: Z/1985/2019
Proposal: EXTENSION TO CAR PARK
Address: OLYMPIA LEISURE CENTRE
Decision:
Decision Date:

Ref ID: Z/2007/0480/F

Proposal: Replacement of brick walling with fencing to match existing fence line along car park frontage.

Address: 12-14 Boucher Road, Malone Lower, Belfast, BT12 6HR

Decision:

Decision Date: 30.04.2007

Ref ID: Z/2014/0594/F

Proposal: Redevelopment / regeneration of the Olympia Leisure Complex comprising of the demolition of the existing Olympia Leisure Centre and the development of: 2no. 3G playing fields (with associated spectator stand and changing facilities): a children's play area: relocation of the car parking, extension of existing access to serve new leisure facilities approved in west stand of National Football Stadium under Z/2013/1437/F: floodlighting: landscaping and boundary treatments. (Amended description)

Address: Lands at Olympia Leisure Centre, Boucher Road, Belfast, BT12 6HR,

Decision: PG

Decision Date: 31.03.2015

Summary of Consultee Responses

Transport NI – no objection in principle

Drawing Numbers

Drawing No. 01
Type: Site Location

Drawing No. 02
Type: Proposed Site Plan

Drawing No. 04a
Type: Proposed Right Turning Lane Geometric Design

Drawing No. 05a
Type: Proposed Right Turning Lane Road lighting

Drawing No. 06a
Type: Proposed Right Turning Lane kerbs and footways layout

Drawing No. 07a
Type: Proposed Right Turning Lane Traffic signs and road markings

Drawing No. 08a
Type: Proposed Right Turning Lane Road Pavement

Drawing No. 09a
Type: Proposed Right Turning Lane Pavement standard details

Drawing No. 10a
Type: Proposed Right Turning Lane site clearance

Drawing No. 11a
Type: Proposed Right Turning Lane Drainage Layout

Drawing No. 12
Type: Proposed Right Turning Lane swept path analysis

Drawing No. 13
Type: Proposed Right Turning Lane swept path analysis

Drawing No. 14
Type: Proposed Right Turning Lane private streets determination

Drawing No. 15
Type: Proposed Right Turning Lane swept path analysis

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department