

Development Management Addendum Report Committee Application

Summary	
Committee Meeting Date: 14 February 2017	
Application ID: LA04/2015/1561/F	
Proposal: Provision of new 3G MUGA with 10m high flood-lighting, 7m hurling wall and 4.8m boundary fence with 2.2m netting above. Reconstruction of existing terracing, construction of 2new dug-outs and resurfacing of existing carpark	Location: St Pauls GAC 98 Shaws Road Belfast BT11 9QR
Referral Route: BCC Interest	
Recommendation:	Approval
Applicant Name and Address: St Pauls GAC 98 Shaws Road Belfast BT11 9QR	Agent Name and Address: McGurk Architects 33 King Street Magherafelt BT45 6AR
ADDENDUM REPORT	
<p>This application was previously presented to Belfast City Council Planning Committee on 17th January 2017. The Committee agreed with the recommendation to approve subject to authority being delegated to the Director of Planning & Place to finalise planning conditions.</p> <p>Following the Committee meeting Planning Service has received two objections from neighbours adjoining the site (No's 36 and 42 Corrib Avenue). The objections raised the following issues:</p> <ul style="list-style-type: none"> • Height of the boundary fence – detrimental to health • Impact of the proposed fence on sunlight • Adversely impact the value of properties • Inconvenience to residents outweighs any benefits to spectators. <p>The original case officer report, attached as an appendix to this addendum report, assessed the impact of the boundary fence on the amenity of neighbouring properties and considered that any impact on neighbouring amenity would not be unduly significant. The matters raised are considered below.</p> <p>The properties at 36 – 54 Corrib Avenue sit at a higher level than the existing facilities at St. Paul's GAC Club. The topography of the rear gardens of Nos 36 -54 falls from the rear of the dwellings to their boundary which is defined by closed boarded fences. A walkway exists between the rear boundary of the dwellings and the existing boundary of St.Paul's.</p> <p>The proposed boundary treatment adjacent to Nos. 36 – 54 Corrib Avenue comprises a retaining wall. A close boarded fence 2.4m high is proposed on top of the retaining wall, however, approximately 1.3m of the proposed close boarded fence will be visible above the existing fencing along the rear boundaries of the dwellings. Netting is proposed on top of the close board fence at</p>	

2.2m high.

It is considered that the height of the close boarded fence on top of the retaining wall will not be over dominant or adversely impact on the amenity of neighbouring properties. Whilst the proposed netting will be of a significant height it will allow light to penetrate through and given the orientation of the dwellings overshadowing from the proposed boundary treatment will not occur.

No evidence was provided to substantiate the impact of the proposal on the value of properties therefore no weight can be attached to this matter.

Recommendation

The officer recommendation remains to approve as per the original case officer's report with the objections received being assessed and considered as set out above. It is recommended that the application be approved subject to authority being delegated to the Director of Planning & Place to finalise planning conditions and any other matters arising.

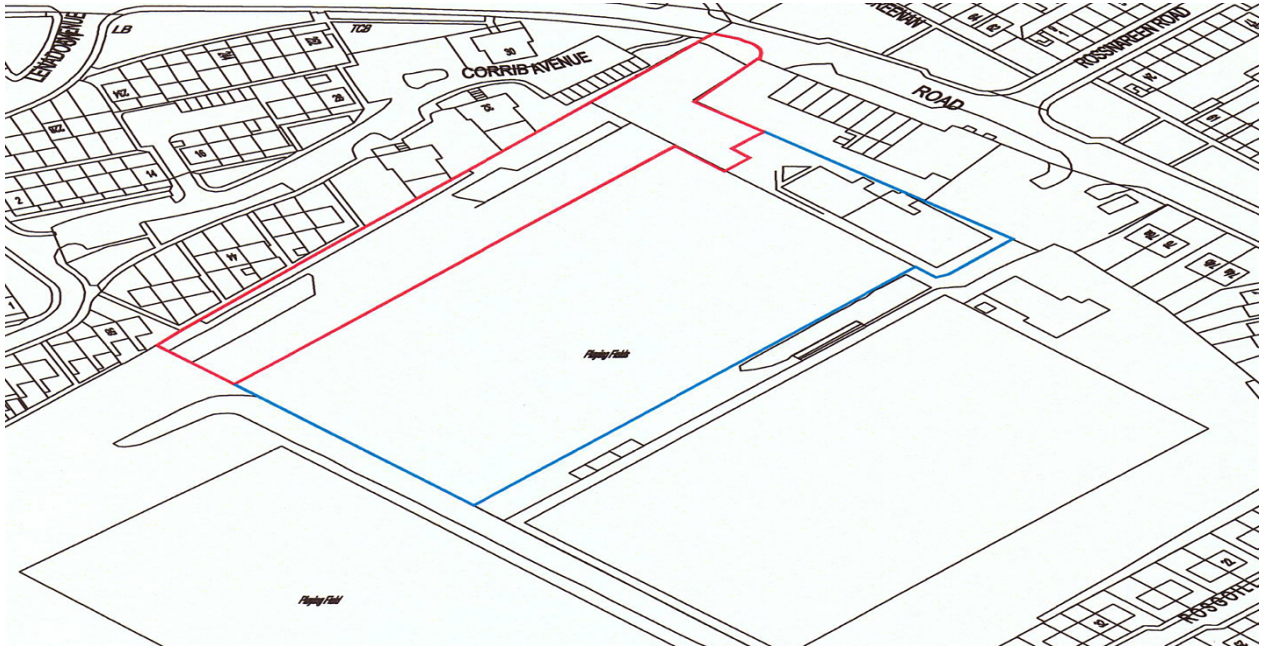
Appendix

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 th January 2017	
Application ID: LA04/2015/1561/F	
Proposal: Provision of new 3G MUGA with 10m high flood-lighting, 7m hurling wall and 4.8m boundary fence with 2.2m netting above. Reconstruction of existing terracing, construction of 2 new dug-outs and resurfacing of existing carpark	Location: St Pauls GAC 98 Shaws Road Belfast BT11 9QR
Referral Route: BCC Interest	
Recommendation: Approval	
Applicant Name and Address: St Pauls GAC 98 Shaws Road Belfast BT11 9QR	Agent Name and Address: McGurk Architects 33 King Street Magherafelt BT45 6AR
<p>Executive Summary: The application seeks permission for provision of a new 3G MUGA with 10m high floodlighting, 7m hurling wall and 4.8m boundary fence with 2.2m netting above. Works also include the reconstruction of the existing terracing, construction of 2 new dugouts and resurfacing of the existing car park.</p> <p>Belfast Metropolitan Area Plan - The site is zoned as Open Space in Belfast Metropolitan Area Plan 2015 The main issues to be considered are:</p> <ul style="list-style-type: none"> • The principle of development • The effect of the proposal upon the character and appearance of the area. • Impact on residential amenity <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 Open Space. The principle of the development is considered acceptable given the recreational use. The proposal will not result in a loss of open space and will not adversely affect the character of the area nor the amenity of nearby residential properties.</p> <p>The proposal has been assessed against and complies with the following policies- Strategic Planning Policy Statement for Northern Ireland (SPPS), Planning Policy Statement 3: Access Movement, Parking and Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation.</p> <p>Consultees have no objection subject to conditions and no third party representations were received</p> <p>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 proposal is for provision of a new 3G MUGA with 10m high floodlighting, 7m hurling wall and 4.8m boundary fence with 2.2m netting above. Works also include the reconstruction of the existing terracing, construction of 2 new dugouts and resurfacing of the existing car park.

2.0 Description of Site

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. St Paul's GAC is an established recreational site with sports pitches already present on site. Residential properties are nearby

Planning Assessment of Policy and other Material Considerations

3.0 Site History

3.1 Z/1999/2376- ST Pauls GAC, Erection of team changing rooms and addition of exit- permission granted

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
 Planning Policy Statement 8 (PPS8)- Open Space, Sport and Outdoor

5.0 Statutory Consultees

5.1 None

6.0 Non-Statutory Consultees

6.1 Transport NI – No objections

6.2	Environmental Health- No Objections
7.0	Representations
7.1	None
8.0	Other Material Considerations
8.1	None
<p>Assessment</p> <p>Principle of Development</p> <p>The proposal is for provision of a new 3G MUGA including a 7m hurling wall and 4.8m boundary fence with 2.2m netting above with 10m high floodlighting. Works also include the reconstruction of the existing terracing, construction of 2 new dugouts and resurfacing of the existing car park.</p> <p>The proposal has been assessed against Planning Policy Statement 3. Transport NI offers no objection to this proposal</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. As such the policy tests as set out in PPS 8 are applicable. The proposal has been assessed against OS4, OS5 and OS7 of Planning Policy Statement 8 and as the 3G MUGA is located within an established recreational site with sports pitches already present on site the principle of development is considered acceptable. The proposal involves associated facilities which also sit within the policy provision. The proposal will not result in a loss of open space and will not adversely affect the character of the area.</p> <p>Design</p> <p>The proposed development will create a 3G pitch, this will be a small training area and not used to accommodate football matches. This existing grass pitch is to be removed. The existing spectator terrace will be moved and redeveloped with the introduction of 2 new dug outs. A 7m high hurling wall is also proposed. A 2.4m retaining wall will run the length of the 3G pitch. A 2.4m high close boarded fence will be erected on top of the retaining wall. A 2.2m high netting is proposed on top of the fence. Although the retaining wall is 2.4m in height as it is cut into the existing slope, the top of the wall will sit no higher than the finished floor level of the adjacent dwelling. Having said that the nature of the topography and the rear gardens means that part if not all of the 2.4m high closed boarded fence will be visible from the rear of the dwellings. However there is already a significant fence along the party boundary and any adjacent impact on amenity should not be unduly significant. The addition of 2.2m high netting will create a barrier of a significant scale, however given the density of the netting there should be no significant loss of light or domineering affect. This will also reduce noise nuisance and disturbance to nearby residents in Corrib Avenue.</p> <p>OS7 relates to floodlighting and states the following criteria:</p> <ul style="list-style-type: none"> • There is no unacceptable impact on the amenities of people living nearby, • There is no adverse impact on the visual amenity or character of the locality and • Public safety is not prejudiced <p>3 floodlights 10m in height are proposed around the 3G Pitch. The floodlights are near residential properties therefore a lighting assessment was requested by Environmental Health On balance the visual impact of the floodlights will not therefore be significantly adverse or compromise the character of the area.</p> <p>OS5 relates to noise generating sports and outdoor recreational activities and states the following criteria:</p> <ul style="list-style-type: none"> • There is no unacceptable level of disturbance to people living nearby or conflict with other noise sensitive uses, • There is no unacceptable level of disturbance to farm livestock and wildlife and • There is no conflict with the enjoyment of environmentally sensitive features and locations or 	

areas valued for their silence and solitude.

Belfast City Council Environmental Health requested a noise assessment to be carried out and are satisfied the proposal will not have an adverse impact on the amenity of residential properties adjacent to the site.

Publicity

The application has been neighbour notified and advertised in the local press. Amended drawings were received and neighbours re notified of changes 04/01/2017 No comments have been received

Consultations

Transport NI

The proposal is within an area zoned as open space in the Belfast Metropolitan Area Plan. The nature of the proposal is in keeping with the established use on site. There will be no unduly significant impact on amenity.

Having regard to the policy context the proposal is considered acceptable and planning permission is recommended.

5.0 Conditions

5.1 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 hard surfaced parking areas shall be constructed and permanently marked in accordance with approved Drawing No.03A bearing the date stamp Planning Service Received 30 September 2016. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure adequate in-curtilage parking in the interests of road safety and the convenience of road users.

3) The hurling wall shall be constructed of 4.8 metres soft wall surface and 2.2 metres netting material as detailed Peter Lloyd & Associates Reports dated 26 October 2016 and addendum report dated 13 December 2016.

Reason: In the interest of residential amenity

4) The acoustic wall and fencing of 4.8 metres as detailed in the Planning Drawing No. 4 date stamped 01 December 2016 shall have a minimum surface density of 10kg/m2.

Reason: In the interest of residential amenity

5) Flood 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>.

Reason: In the interest of residential amenity

ANNEX

Date Valid	7th December 2015
Date First Advertised	18th December 2015
Date Last Advertised	

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
32A Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
32B Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
32C Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
32D Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
32E Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
32F Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
32G Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
32H Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
32J Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
32K Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
32L Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
34A Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
34B Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
34C Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
34D Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
34E Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
34F Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
34G Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
34H Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
The Owner/Occupier,
34K Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,

The Owner/Occupier,
 34L Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
 The Owner/Occupier,
 36 Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
 The Owner/Occupier,
 38 Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
 The Owner/Occupier,
 40 Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
 The Owner/Occupier,
 41 Rossnareen Park, Ballymoney, Belfast, Antrim, BT11 8NN,
 The Owner/Occupier,
 42 Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
 The Owner/Occupier,
 44 Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
 The Owner/Occupier,
 46 Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
 The Owner/Occupier,
 48 Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
 The Owner/Occupier,
 50 Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
 The Owner/Occupier,
 52 Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JB,
 The Owner/Occupier,
 54 Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JD,
 The Owner/Occupier,
 56 Corrib Avenue, Ballymoney, Belfast, Antrim, BT11 9JD,
 The Owner/Occupier,
 78 Shaws Road, Ballymoney, Belfast, Antrim, BT11 9QJ,
 The Owner/Occupier,
 80 Shaws Road, Ballymoney, Belfast, Antrim, BT11 9QR,
 The Owner/Occupier,
 87 Shaws Road, Ballymoney, Belfast, Antrim, BT11 9PS,
 The Owner/Occupier,
 89 Shaws Road, Ballymoney, Belfast, Antrim, BT11 9PS,
 The Owner/Occupier,
 91 Shaws Road, Ballymoney, Belfast, Antrim, BT11 9PS,

Date of Last Neighbour Notification	4th January 2017
Date of EIA Determination	N/A
ES Requested	No

Planning History

Ref ID: Z/1999/2376

Proposal: Erection of team changing rooms and addition of exit lobby to existing clubroom.

Address: ST PAULS GAC, SHAWS ROAD, BELFAST, BT11

Decision:

Decision Date:

Ref ID: Z/1974/0965

Proposal: ERECTION OF CLUB HOUSE AND DRESSING ROOMS

Address: STEWARTSTOWN PARK (SPORTS GROUND)

Decision:

Decision Date:

Ref ID: Z/2000/0465/F

Proposal: 2 No.40 metre long by 10.8 metre high nets to provide ball stops at existing playing fields.

Address: 25A Stewartstown Avenue, Belfast

Decision:

Decision Date: 09.06.2000

Ref ID: Z/1993/2283

Proposal: Erection of 2.4m high palisade fence with turnspike on top

Address: APPROXIMATELY 1M INSIDE EXISTING FENCE TO REAR OF 56-90 CORRIB AVENUE AND 27-61 STEWARTSTOWN AVENUE,

Decision:

Decision Date:

Summary of Consultee Responses

T NI – no objections subject to compliance with drawings

EH – No objection subject to acoustic conditions

Drawing Numbers and Title

01A Site Location

02 Existing Block Plan

03b Proposed Plans

04 Retaining and Hurling Wall

05 Proposed 3G Pitch

Notification to Department (if relevant)

N/A