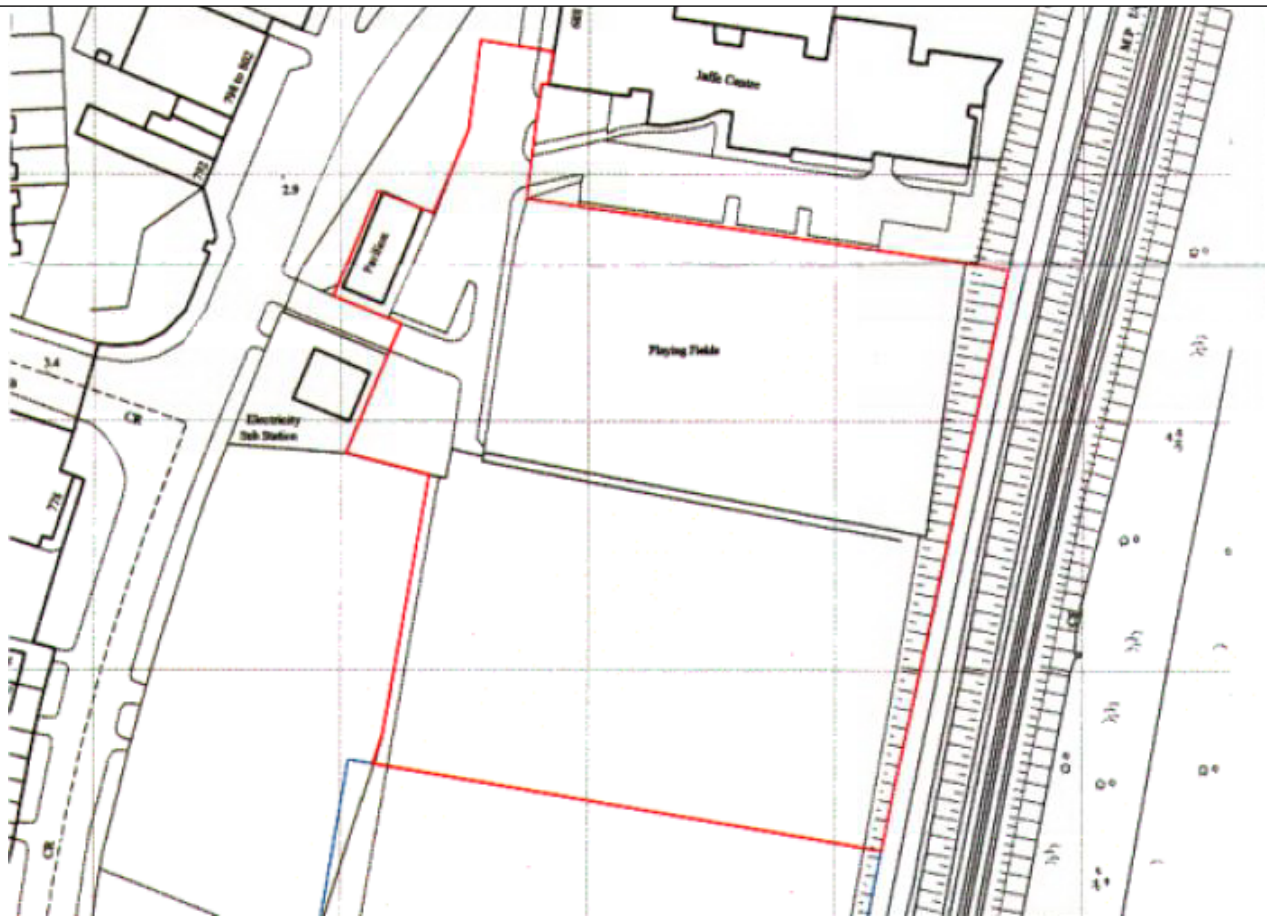


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 14th February 2017	
Application ID: Z/2014/0557/F	
Proposal: New 3g pitch with floodlighting, dugouts, fencing and 200 seater stand. Previously approved pitches to be altered slightly and associated car parking to be provided.	Location: Grove Playing Fields Shore Road Belfast.
Referral Route: Application on land partly owned by Belfast City Council.	
Recommendation:	Approval
Applicant Name and Address: Malgrove C/O agent	Agent Name and Address: Fresh Design 667 Shore Road Whiteabbey BT370ST
<p>Executive Summary: The application seeks full planning permission for the construction of a 3G pitch, dugouts, fencing, 200 seater stand and reconfiguration of previously approved 5 a-side pitches.</p> <p>The main issues to be considered in this application are:</p> <ul style="list-style-type: none"> • The principal of the development at this location • Impact on the character of the area • Impact on neighbouring amenity • Traffic and parking <p>The site is located within the existing development limits of Belfast in the Belfast Metropolitan Area Plan (BMAP) and is designated as being an area of existing open space. The principle of this type of development on an area of open space is acceptable.</p> <p>The proposal has been assessed against Strategic Planning Policy Statement (SPPS) and the car parking access element against Planning Policy Statement 3 (PPS 3).</p> <p>Consultees offered no objections in principle with the scheme, and standard conditions and informatives are to be applied.</p> <p>No objections have been received following neighbour notifications and press advertisements.</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development will not result in demonstrable harm to the character of the area and neighbouring amenity. Approval is recommended with conditions.</p>	
Signature(s):	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	Description of Proposed Development Permission is sought for the conversion of grass pitch to 3G pitch and 3no 5-a-side 3G pitches with associated floodlighting, dugouts and stand
2.0	Description of Site
2.1	The site is located on the Shore Road, Belfast and is known as the Shore Road Playing fields and is currently in use as grass football pitches (3no in total). There is a small pavilion within the site. To the west of the site lies an existing NIE sub station and an area reserved for Church parking which is in association with the Whitewell Tabernacle Church located to the south. Further north of the site is the Jaffe Centre which is an education resource centre.
2.2	The area comprises a mixture of uses including the playing fields, an NIE electricity substation, churches, police station opposite, and a number of commercial and residential properties.

Planning Assessment of Policy and Other Material Considerations

3.0	Planning History Z/2012/0511/F - 3G pitch with floodlighting, dugouts and stand, 6no 5-a-side pitches and associated car parking. Approval 29/03/13 Z/2009/0086/F Temporary Sports Changing Facilities. Approval 21/5/09 Z/2008/0359/F Car park at 60m N of 837-869 Shore Road - Removal of condition 2 of
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	<p>planning permission Z/99/2537, Refusal 4/1/10</p> <p>Z/2007/2265/F 837-869 Shore Road - 2 storey extension to youth hall and internal refurbishment - 21/11/07</p>
4.0	<p>Policy Framework</p> <p>Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement Planning Policy Statement 8 - Open Space, Sport and Outdoor Recreation</p> <p>An Environmental Impact Assessment was carried out on the proposal given that it fell within category 10(1) of Schedule 2 of the Planning EIA Regulations (NI) 2012 and the site was greater than 0.5hectares. However it was considered that the Environmental Impacts would not be so significant as to warrant an Environmental Statement.</p>
5.0	<p>Consultation Responses</p> <p>Transport NI - No objections subject to conditions and informatives.</p> <p>Environmental Health - requested additional information in the form of a contaminated land risk assessment. However the Council Planning Service considers this to be unnecessary to hold the decision to await this information. A previous application, Z/2012/0511/F, for similar works to the neighbouring pitches within this group of pitches was approved with negative conditions which can ensure the requested information is submitted prior to development commencing.</p> <p>In terms of artificial light Environment Health recommended, in application Z/2012/0511/F that the operating time for the lighting should finish at 22.00 hours to ensure that occupiers of nearby residential premises are not unreasonably disturbed. Although Environmental Health have not recommended a similar condition, I propose to repeat this time condition on this approval to remove any ambiguity to the lighting operation.</p> <p>NI Water - No objections NIEA Protecting Historic Monuments - No objections Rivers Agency - Recommended informatives</p>
6.0	Representations
6.1	None
7.0	Assessment
7.1	<p>The Key issues in the assessment of the proposed development are:</p> <ul style="list-style-type: none"> • The principal of the development at this location • Impact on the character of the area • Impact on neighbouring amenity • Traffic and parking
7.2	<p>The site is zoned as land identified as an area of existing open space within Belfast Metropolitan Area Plan. Given that the proposed use is to retain these facilities as sports pitches, the proposal is not considered to be contrary to the Area Plan and as such the principle of development is acceptable.</p>
7.3	<p>Furthermore given the proposal is to remain as playing pitches and therefore open space, the proposal will not result in the loss of open space and as such complies with the policy as set out in Planning Policy 8 Open Space and will not have a significant detrimental</p>

<p>7.4</p> <p>7.5</p> <p>7.6</p> <p>7.6</p> <p>7.7</p>	<p>impact on the character of the local area.</p> <p>In terms of impact on neighbouring amenity the pitches are proposed to be converted from grass to 3G with associated floodlighting, dugouts and stand, leading to an increase in the number of people using the facility which can result in an increased noise levels, longer hours and higher number of vehicle movements.</p> <p>The proposal also involves the provision of floodlighting therefore Policy OS 7 of PPS 8 is applicable. The policy indicates that permission will only be granted for the development of floodlighting associated with sports and outdoor recreational facilities where 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> <p>A lighting report was assessed by Environment Health, and found to be acceptable. Although they did not recommended any conditions for this application they did propose to limit the hours of use in a previous application to 22.00 hours. This condition will be repeated on this application ensuring continuity for the whole site.</p> <p>The visual amenity will not be adversely impacted upon by these facilities and associated development as the pitches are set back from the main road behind an area of hardstanding and Electricity substation. The proposed stand will be at one side of the pitch, adjacent to the five-a-side pitches. There will be no significant adverse impact created. There is also a small single storey pavilion building which is located to the west of the site and an area of hardstanding which is proposed to be used as car parking for the proposal. The area appears to be currently used as parking.</p> <p>Public Safety is not likely to be prejudiced, Transport NI was consulted and have no objections to the proposal subject to the inclusion of relevant conditions.</p> <p>In accordance with paragraph 3.8 of the Strategic Planning Policy Statement, 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, and will not adversely impact on the residential amenity of any properties.</p> <p>Having had regard to the policy context and planning history – the proposal is considered on balance to be acceptable and is recommended for approval subject to the conditions outlined below.</p>
<p>8.0</p>	<p>Summary of Recommendation</p>
<p>8.1</p>	<p>Approval subject to conditions.</p>
<p>9.0</p>	<p>Conditions</p>
<p>9.1</p>	<p>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>9.2</p>	<p>The development hereby permitted shall not become operational until provision has been made for cycle parking in accordance with the approved plan. These facilities shall be permanently retained.</p> <p>Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p>

9.3	<p>The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with the approved Drawing. 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.</p> <p>Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.</p>
9.4	<p>The sports facility and floodlighting hereby approved shall not operate after 22:00 hrs on any given day.</p> <p>Reason: In the interest of residential amenity.</p>
9.5	<p>The development hereby approved shall not become operational until the sewage disposal / drainage works have been completed to the satisfaction of Northern Ireland Water Ltd.</p> <p>Reason: In the interests of public health and to safeguard the site against flooding.</p>
9.6	<p>No development approved by this permission shall be commenced until the application site has been subjected to a detailed scheme for the investigation and recording of contamination and a report has been submitted to and approved by the Council</p> <p>Reason: To ensure that the Council is suitable for use and that all risks to human health and environmental receptors are managed and to mitigate against the environmental effects of the proposal</p>
9.7	<p>The development hereby permitted shall not begin until a detailed remediation strategy to manage the risks has been submitted in writing and approved by the Council and until the measures approved in that scheme have been fully implemented and verified to the satisfaction of the Council, except where remediation measures are required to be carried out as part of the construction of the development.</p> <p>This remediation scheme should include:</p> <ol style="list-style-type: none"> 1. The remedial objectives and targets for all pollutant linkages for both waters and human health, and details of the compliance points. 2. Full details of the remediation treatments that are to be implemented including <ol style="list-style-type: none"> a. the treatment and discharge of ground waters contaminated with petroleum hydrocarbons, b. proposals for source removal, c. details of how contaminated materials will be stockpiled and managed on site, d. how waste that leaves the site will be managed, e. the specification and installation of gas protective membranes. 3. Monitoring programmes for all relevant pollutant linkages particularly those related to water and gas, prior to and during development and post completion of the development 4. A timetable for the works and site management procedures. <p>Any amendments to this strategy shall be submitted in writing and agreed with the Council prior to implementation.</p> <p>Reason: To ensure that the development is suitable for use and that all risks to human health and environmental receptors are managed and to mitigate against the environmental effects of the proposal.</p>
9.8	<p>Following completion of the remediation and monitoring (prior to and during development as applicable) a verification report needs to be submitted in writing and agreed with the Council. This report needs to describe all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing the risks and</p>

achieving the remedial objectives. It should also establish where there is a need for a longer term groundwater monitoring programme.

Reason: To ensure that the development is suitable for use and that all risks to human health and environmental receptors are managed and to mitigate against the environmental effects of the proposal.

Informatives

1. Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult the Rivers Agency of the Department of Agriculture accordingly on any related matters.

2. Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site: - such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of the Rivers Agency. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.

3. Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of the Rivers Agency. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.

4. If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the local Rivers Agency office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.

5. Where a Designated watercourse flows through or adjacent to a development site, it is considered essential that a working strip of minimum width 5m is left along the bank in order to facilitate future maintenance of the watercourse by the Rivers Agency. Actual requirement should be determined in consultation with the Agency.

6. There will be a general presumption against the erection of buildings or other structures over the line of culverted watercourses. Any proposal for such requires the written consent/approval of the Rivers Agency. Failure to obtain such approval is an offence under the Drainage Order which may lead to prosecution or other statutory action as provided for.

7. 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, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

8. All construction plant and materials shall be stored within the curtilage of the site.

9. It is the responsibility of the developer to ensure that

[surface water does not flow from the site onto the public road].

[the existing roadside drainage is accommodated and no water flows from the public road onto the site].

[surface water from the roof of the development hereby approved does not flow onto the public road, including the footway].

10. CLEAN NEIGHBOURHOODS AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011

The applicant is advised that provisions contained in Part 7 of the Clean Neighbourhoods and Environment Act (Northern Ireland) 2011 (statutory nuisances from artificial light) apply to this development. All 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 light pollution may be obtained from the institution of Lighting Engineers, Lennox House, 9 Lawford Road, Rugby, Warwickshire CV21 2DZ, available at <https://www.theilp.org.uk/documents/obtrusive-light>

11. The applicant's attention is drawn to:

i. the relevant provisions of the Chronically Sick and Disabled Persons (Northern Ireland) Act 1978; and

ii. the Code of Practice for Access for the Disabled to buildings.

12. The applicant is advised that the internal layout of the proposal should make adequate provision for the needs of people with disabilities. Further advice is set out in Development Control Advice Note ""Access for People with Disabilities"" available from Divisional Planning Offices.

13. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

14. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

15. The applicant is advised to contact NIW through its Customer Relations Centre on 08458 770002 or waterline@niwater.com, upon receipt of this decision to discuss any areas of concern.

ANNEX

Date Valid	17th April 2014
Date First Advertised	9th May 2014
Date Last Advertised	2nd December 2016

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
 770 Shore Road,Green Castle,Belfast,Antrim,BT15 4HN,
 The Owner/Occupier,
 772 Shore Road,Green Castle,Belfast,Antrim,BT15 4HN,
 The Owner/Occupier,
 774 Shore Road,Green Castle,Belfast,Antrim,BT15 4HN,
 The Owner/Occupier,
 776-778,Shore Road,Green Castle,Belfast,Antrim,BT15 4HN,
 The Owner/Occupier,
 776-778,Shore Road,Green Castle,Belfast,Antrim,BT15 4HN,
 The Owner/Occupier,
 776-778,Shore Road,Green Castle,Belfast,Antrim,BT15 4HN,
 The Owner/Occupier,
 792 Shore Road,Green Castle,Belfast,Antrim,BT36 7DG,
 The Owner/Occupier,
 794 Shore Road,Green Castle,Belfast,Antrim,BT36 7DG,
 The Owner/Occupier,
 796 Shore Road,Green Castle,Belfast,Antrim,BT36 7DG,
 The Owner/Occupier,
 800 Shore Road,Green Castle,Belfast,Antrim,BT36 7DG,
 The Owner/Occupier,
 889 Shore Road,Green Castle,Belfast,Antrim,BT36 7DH,
 The Owner/Occupier,
 889 Shore Road,Green Castle,Belfast,Antrim,BT36 7DH,
 The Owner/Occupier,
 Greencastle Police Station,804 Shore Road,Green Castle,Belfast,Antrim,BT36 7DG,
 The Owner/Occupier,
 Loughshore Education Resource Centre 889 Shore Road,Green
 Castle,Belfast,Antrim,BT36 7DH,
 The Owner/Occupier,
 Pavillion,885 Shore Road,Green Castle,Belfast,Antrim,BT36 7DE,

Date of Last Neighbour Notification	23rd November 2016
Date of EIA Determination	10 th June 2014
ES Requested	No