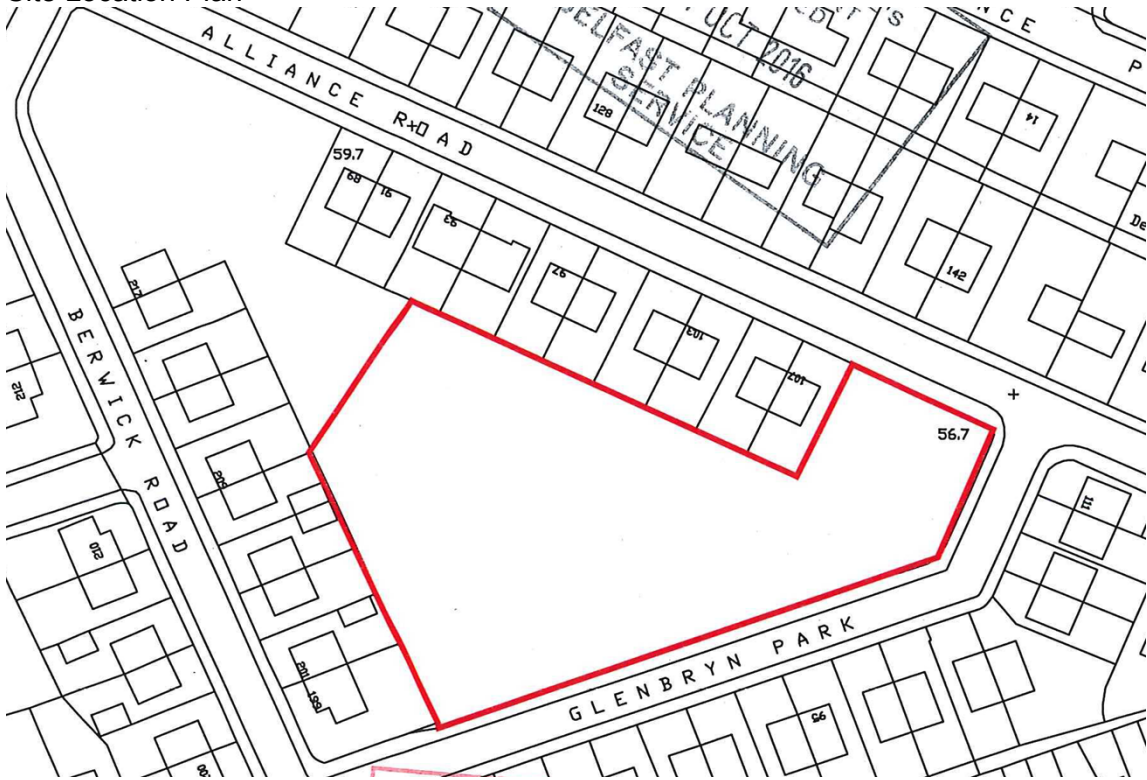


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16th May 2017	
Application ID: LA04/2016/2275/F	
Proposal: Provision of playground and erection of fence.	Location: Open space adjacent to Glenbryn Park Belfast BT14 7JG
Referral Route: Belfast City Council applicant	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council Catherine Weir LP&D Officer 24-26 Adelaide Street Belfast BT2 8GD	Agent Name and Address:
<p>Executive Summary:</p> <p>The application seeks permission to install a playground for public use and erect a 1.2m high fence around the boundary of the open space with pedestrian access.</p> <p>The site is zoned for housing in BMAP.</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> • The principle of the development at this location • The effect of the proposal upon the character and appearance of the area. • The impact on the living conditions on the neighbouring properties. <p>1 objection was received Consultees raised no concerns.</p> <p>Transport NI and Belfast City Council's Environmental Protection Unit have offered no objections to the proposal and standard conditions are to be applied.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved subject to conditions.</p> <p>Committee is requested to delegate the consideration of the final wording of the conditions to the Director of Planning and Place.</p> <p>Recommendation</p> <p>Approve subject to conditions set out in the case officer report.</p>	

Case Officer Report

Site Location Plan



Site Layout/ Landscaping Plan



1.0	Description of Proposed Development
1.1	The application seeks permission to install a playground for public use and erect a 1.2m high fence around the boundary of the open space with pedestrian access.
2.0	Description of Site
2.1	The site is currently a relatively flat grassed area which is enclosed by a c.2m high wire fence. The site is located in a predominantly residential area. Residential development bounds the site to the north and west.
2.2	The wider area was previously a high density housing area which has been subject to demolition and redevelopment and there are other pockets of open space further along Glenbryn Park awaiting redevelopment.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	Z/2001/3220/F - Sites 14/14a, 15/15a, 16-27, 28/28a, 29/29a Alliance Road (between Glenburn Parade and Glenburn Park) Belfast. 12No semi-detached dwellings and 8No apartments. Permission Granted 29.12.2003
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	Strategic Planning Policy Statement for Northern Ireland Planning policy statement 8 - Open Space, Sport and Outdoor
5.0	Statutory Consultees None
6.0	Non-Statutory Consultees Transport NI – No objection Environmental Health- No Objection
7.0	Representations The application has been neighbour notified and advertised in the local press and one objection was received raising concerns that a property would be left unsecured as a result of the proposal.
8.0	Other Material Considerations
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> • The principle of the development at this location • The effect of the proposal upon the character and appearance of the area. • The impact on the living conditions of neighbouring properties. <p>The application seeks permission for a playground for public use and erection of a 1.2m high fence around the boundary of the open space with pedestrian access.</p>

	Principle of development
9.2	The site is zoned for housing in BMAP (Ref NB 04/11) and as such the proposal is contrary to BMAP. Whilst no access is available to the existing grassed area to allow recreational use it is an area of open space and falls to be considered under PPS 8. The proposal would comply with PPS 8 and would not compromise the existing area of open space.
9.3	In support of the application a number of documents have been received including confirmation from the Department of Communities (DoC) that no social housing is being considered on the site. In addition the Capital Programme Strategic Outline Case, the Area Profile Report (from the Northern Ireland Neighbourhood Information Service) and a Playground Catchment Map were submitted.
9.4	The site is located in a predominantly residential area which comprises a significant portion of social housing. The supporting information indicates proposals for the land to be transferred from DoC to Belfast City Council and that no social housing need is being considered by the DoC. No evidence has been presented indicating that the site has been marketed for private housing.
9.5	The supporting information identifies existing playgrounds in the locality and indicates that the site falls outside the catchment area of these playgrounds. It is evident from the supporting information that there is an under provision of playgrounds to serve the immediate neighbourhood. The information further indicates that a substantial number of children (459 children aged 0-15 years) could potentially benefit from this facility. It is further acknowledged that the site is close to an interface area and not all playgrounds would be accessible to local residents.
9.6	The Area Profile Report submitted indicates that the site falls within the Upper Ardoyne/Ballysillan Neighbourhood Renewal Area (NRA), Cliftonville Ward which falls within the top 15% of the most deprived wards in Northern Ireland.
9.7	It is acknowledged that the creation of a play park on this site will create a facility which will improve the quality of life of local residents not only by opening up the area and making environmental improvements but also by creating a playground for children. As such the proposal meets the core planning principles to improve health and wellbeing as set out in the SPPS.
9.8	The Local Development Plan Team provided an analysis of the housing land supply with a 1500m radius of the application site which demonstrates that there is a 5 year supply of housing land currently available. The site represents a very small proportion (2.2%) of the existing housing land supply and it is considered that its loss would not compromise that ability to deliver housing in the area over the period.
9.9	Accommodating a mix of housing and a playground on the site has been considered. Such an arrangement would result in a playpark enclosed by residential development (i.e. the rear of dwellings) which would offer little passive surveillance and would have the potential to attract anti-social behaviour which would harm the amenity of existing and prospective occupants of residential properties by way of noise and disturbance which would be unacceptable. Development of the site as proposed would improve the environmental quality for the benefit of the local community and provide a safe play area which will be overlooked by passers-by and dwellings opposite on Glenbryn Park and Alliance Road allowing for informal passive surveillance.
9.10	The proposal to develop a playpark at this location has been the subject of community consultation and is supported by the local community and political representatives.

<p>9.11</p> <p>9.12</p> <p>9.13</p> <p>9.14</p> <p>9.15</p> <p>9.16</p>	<p>Impact on the Character and Appearance of the Area and on Neighbouring Amenity</p> <p>The proposal is to be located on existing land located adjacent to Glenbryn Park. The proposal includes a new playground featuring a range of equipment including swings, roundabout, multi play unit and see saw. An existing chain-link fence is to be replaced with 2.4m high paladin fence along the northern portion of the site. A new 1.2m boundary comprising decorative railings is to be provided along the Glenbryn Park/ Alliance Road boundary with two pedestrian access points with lockable pedestrian gates proposed. Hard and soft landscaping areas are also proposed within the site. There are existing close boarded fences approximately 1.8m high along the boundaries of adjoining residential properties. In addition dense shrub planting (comprising varieties such as Holly and Thorn) and extra heavy trees are proposed to provide a buffer between the play area and the residential properties bounding the site which will seek to deter anti-social behaviour.</p> <p>One objection was received regarding the proposal. The main concern raised was that a property adjoining the site would be left unsecured as a result of the proposal. As indicated above there is an existing close boarded fence securing the properties along the boundary. The proposal also includes a buffer as detailed above which will include species such as holly and thorn to deter access into the landscaped area. Proposed heavy standard trees will also provide a degree of visual screening between the adjoining residential properties and the playground. It is considered that the existing boundary treatment along with the proposed buffer planting is adequate to ensure that residential amenity is not adversely impacted.</p> <p>The proposal contributes positively to the character of the area, enhances the quality of the life for local residents and provides a valuable area for the community. The proposal will have no negative impact on the surrounding area and will make an improvement to an existing open space.</p> <p>The proposal is compatible with its surroundings and will not unacceptably affect the existing land use. The creation of a play park on this site will create a facility which will improve the quality of life of local residents not only by opening up the area and making environmental improvements but also by creating a playground for children. As such the proposal meets the core planning principles to improve health and wellbeing as set out in the SPPS.</p> <p>Consultations</p> <p>Transport NI was consulted and offered no objection. Environmental Health was consulted and offered no objection to the proposal subject to condition.</p> <p>Conclusion</p> <p>On balance it is considered that the proposal for a playpark on the application site is acceptable taking account of all the material considerations presented.</p>
<p>10.0</p> <p>10.1</p>	<p>Summary of Recommendation:</p> <p>Although this site is zoning for housing in BMAP the proposal will not compromise the delivery of housing in the area which benefits from a 5 year land supply. The proposal will provide a significant environmental enhancement in the area and provide for a valuable community facility in an area where there is a current under provision. The proposal will not have a significant impact on the amenity of adjacent dwellings on Berwick Road, Alliance Road, Glenbryn Park.</p>

11.0 11.1	<p>Conditions</p> <p>1. 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.</p> <p>Reason: Time Limit.</p> <p>2. Prior to commencement of operation of the development a verification report must be submitted detailing the mitigation measures for contamination detected in sample locations P1, TP1C, TPS and TP8B as outlined in the report- Glenbryn Open Space, Belfast Generic Quantitative Risk Assessment and Remediation Strategy 601315-1(00) Dec 2015.</p> <p>Reason: In the interests of human health.</p> <p>3. All landscaping works shall be carried out in accordance with the approved details as set out in Drawing No. 04 date stamped 21 October 2016. The works shall be carried out prior to the commencement of the operation hereby approved unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a similar species and size, details of which shall have first been submitted to and approved in writing by the Council.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>4. No retained tree as shown on Drawing No. 04 date stamped 21 October 2016 shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Council.</p> <p>Reason: To ensure the continuity of amenity afforded by existing trees.</p> <p>5. If any retained tree is removed, uprooted or destroyed or dies within 3 years from the date of the occupation of the building for its permitted use another tree or trees shall be planted at the same place and that/those tree(s) shall be of such size and species and shall be planted at such time as may be specified by the Council.</p> <p>Reason: To ensure the continuity of amenity afforded by existing trees.</p>
12.0	Notification to Department (if relevant) N/A
13.0	Representations from elected members: None

ANNEX	
Date Valid	21st October 2016
Date First Advertised	11th November 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 101 Alliance Road,Ballysillan Lower,Belfast,Antrim,BT14 7JE, The Owner/Occupier, 101 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG, The Owner/Occupier, 103 Alliance Road,Ballysillan Lower,Belfast,Antrim,BT14 7JE, The Owner/Occupier, 103 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG, The Owner/Occupier, 105 Alliance Road,Ballysillan Lower,Belfast,Antrim,BT14 7JE, The Owner/Occupier, 105 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG, The Owner/Occupier, 107 Alliance Road,Ballysillan Lower,Belfast,Antrim,BT14 7JE, The Owner/Occupier, 107 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG, The Owner/Occupier, 109 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG, The Owner/Occupier, 111 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG, J Weir 199 Berwick Road, Belfast, BT14 7JP The Owner/Occupier, 199 Berwick Road,Ballysillan Lower,Belfast,Antrim,BT14 7JP, The Owner/Occupier, 201 Berwick Road,Ballysillan Lower,Belfast,Antrim,BT14 7JP, The Owner/Occupier, 203 Berwick Road,Ballysillan Lower,Belfast,Antrim,BT14 7JP, The Owner/Occupier, 205 Berwick Road,Ballysillan Lower,Belfast,Antrim,BT14 7JP, The Owner/Occupier, 207 Berwick Road,Ballysillan Lower,Belfast,Antrim,BT14 7JP, The Owner/Occupier, 209 Berwick Road,Ballysillan Lower,Belfast,Antrim,BT14 7JP, The Owner/Occupier, 211 Berwick Road,Ballysillan Lower,Belfast,Antrim,BT14 7JP, The Owner/Occupier, 213 Berwick Road,Ballysillan Lower,Belfast,Antrim,BT14 7JP, The Owner/Occupier, 215 Berwick Road,Ballysillan Lower,Belfast,Antrim,BT14 7JP, The Owner/Occupier, 217 Berwick Road,Ballysillan Lower,Belfast,Antrim,BT14 7JP, The Owner/Occupier, 77 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG, The Owner/Occupier, 79 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG, The Owner/Occupier, 81 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG, The Owner/Occupier, 83 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG, The Owner/Occupier, 85 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG, The Owner/Occupier, 87 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG, The Owner/Occupier, 89 Alliance Road,Ballysillan Lower,Belfast,Antrim,BT14 7JE, The Owner/Occupier, 89 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG, The Owner/Occupier, 91 Alliance Road,Ballysillan Lower,Belfast,Antrim,BT14 7JE, The Owner/Occupier, 91 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG, The Owner/Occupier, 93 Alliance Road,Ballysillan Lower,Belfast,Antrim,BT14 7JE, The Owner/Occupier, 93 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG, The Owner/Occupier, 95 Alliance Road,Ballysillan Lower,Belfast,Antrim,BT14 7JE, The Owner/Occupier, 95 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG, The Owner/Occupier, 97 Alliance Avenue,Ballysillan Lower,Belfast,Antrim,BT14 7NT, The Owner/Occupier, 97 Alliance Road,Ballysillan Lower,Belfast,Antrim,BT14 7JE, The Owner/Occupier, 97 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG, The Owner/Occupier, 99 Alliance Road,Ballysillan Lower,Belfast,Antrim,BT14 7JE, The Owner/Occupier, 99 Glenbryn Park,Ballysillan Lower,Belfast,Antrim,BT14 7JG,</p>	
Date of Last Neighbour Notification	08.11.2016

Date of EIA Determination	N/A
ES Requested	No
Planning History	
<p>Ref ID: Z/2001/3220/F Proposal: 12No semi-detached dwellings and 8No apartments. Address: Sites 14/14a, 15/15a, 16-27, 28/28a, 29/29a Alliance Road (between Glenburn Parade and Glenburn Park) Belfast. Decision: Decision Date: 29.12.2003</p> <p>Ref ID: Z/1989/2318 Proposal: Environmental improvements Address: DERELICT LAND AT THE JUNCTION OF ALLIANCE ROAD WITH ALLIANCE AVENUE AND LAND ADJACENT TO BERWICK ROA Decision: Decision Date:</p> <p>Ref ID: Z/1988/3014 Proposal: Environmental improvements including grassing, mounding, fencing and the erection of a new peace line fence Address: LAND AT JUNCTION OF ALLIANCE ROAD,ALLIANCE AVENUE AND LAND ADJACENT TO BERWICK ROAD AND GLENBRYN PAR Decision: Decision Date:</p>	
Summary of Consultee Responses	
<p>Transport NI – No objection Environmental Health- No Objection</p>	
Drawing Numbers and Title	
<p>Drawing No. 01 – Site Location Plan</p> <p>Drawing No. 02A - Site Layout</p> <p>Drawing No. 03 – Bow Top fencing Elevation</p> <p>Drawing No. 04 – Planting Plan</p> <p>Drawing No. – Play Equipment Image Sheet Type: Status: Submitted</p> <p>Drawing No. Type: Status: Submitted</p>	