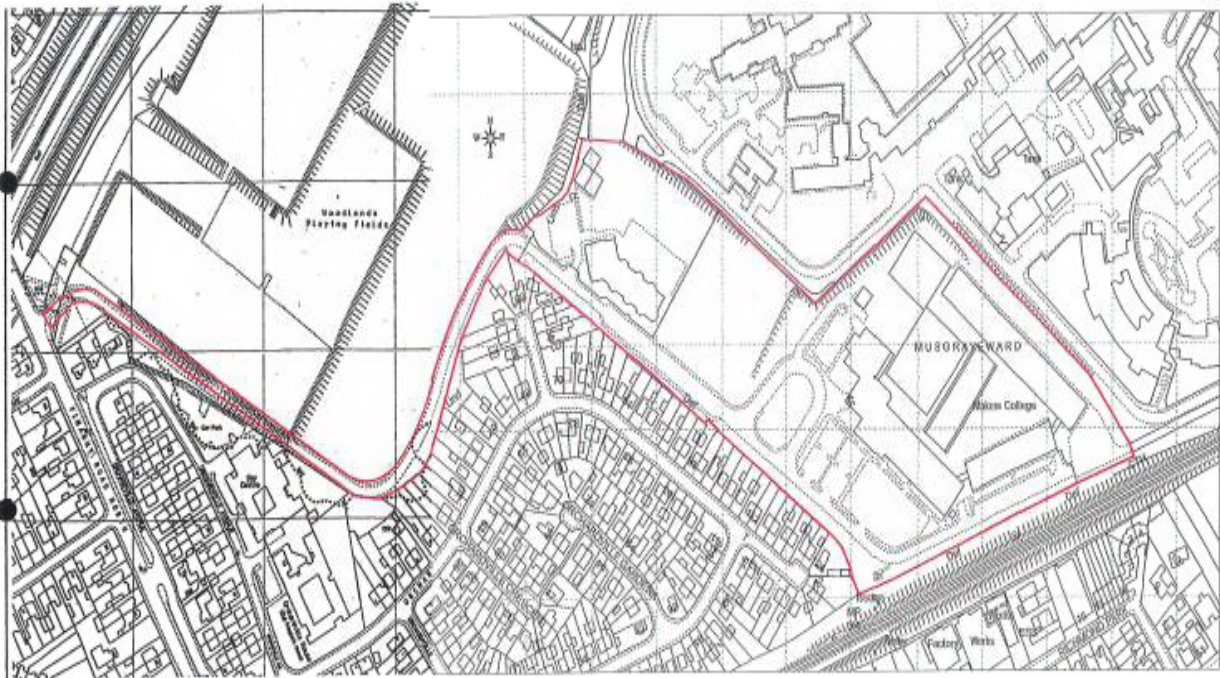


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 20 June 2017	
Application ID:	LA04/2016/1834/F
Proposal: Development of a 3G sports pitch, surrounding security fence and floodlighting.	Location: Malone Integrated College, 45 Finaghy Road North Belfast BT10 0JB
Referral Route: Major application	
Recommendation:	Approval
Applicant Name and Address: Malone Integrated College 45 Finaghy Road North Belfast BT10 0JB	Agent Name and Address: Knox and Clayton 2a Wallace Avenue Lisburn BT27 4AA
<p>Executive Summary: The application seeks full planning permission for the development of a 3G sports pitch with associated security fencing and floodlighting.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> - The principle of development - Design - Noise - Flooding <p>The site is located within an existing school complex at Malone College in South Belfast. The school grounds are considered as open space as defined in Annex 8 of PPS 8. The proposal will replace the existing sports field with an all-weather pitch, the site is already established as a recreational area and thus the principle of development is considered acceptable. The floodlighting and associated development are considered acceptable in this location. The scheme is not out of character with the area and there will be no adverse detrimental impacts on amenity.</p> <p>Statutory and non-statutory consultees have offered no objections subject to the conditions outlined below. All objector's issues have been considered. Approval is recommended.</p> <p>Having had regard to the development plan, relevant planning policies, histories and other material considerations, it is determined that the proposal should be approved subject to conditions.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

- | | |
|------------|--|
| 1.0 | Description of Proposed Development
Planning permission is sought for the development of a 3G sports pitch with associated security fencing and floodlighting. |
| 2.0 | Description of Site
The site is located within an existing school complex at Malone College in south Belfast. It is accessed via Finaghy Road North and is approximately 6.43 hectares in size. The proposal is sited in the northern section of site and contains an area of open space currently used as a playing field, it is bounded by large mature trees along the North eastern boundary, car park to the south east and school building to the north west. The access road runs along the south western boundary, this is framed with mature hedges and trees with housing to the rear. Musgrave Hospital is adjacent to the north and the railway line to the south. |

Planning Assessment of Policy and other Material Considerations

- | | |
|------------|--|
| 3.0 | Site History |
| 3.1 | Z/2013/0546/F - Changing pavilion and new 3G all weather pitch with associated perimeter and ballstop fencing and floodlighting. Approved 29.01.2014. |
| 3.2 | LA04/2016/1769/F - Sports hall, changing facilities and associated car parking. Approved 23.11.2016. |
| 4.0 | Policy Framework |
| 4.1 | Regional Development Strategy (RDS);
Strategic Planning Policy Statement (SPPS)
Belfast Urban Area Plan 2001
Belfast Metropolitan Area Plan (2015) (draft)
Planning Policy Statement 3 – Parking, Access and Movement Strategic Planning |

	Planning Policy Statement 8 (PPS8)- Open Space, Sport and Outdoor
5.0	Statutory Consultees Responses
5.1	NI Water – no objection Transport NI – no objection Rivers Agency – additional info requested
6.0	Non Statutory Consultees Responses
6.1	Environmental Health – no objection with conditions
7.0	Representations
7.1	Three objections
8.0	Other Material Considerations
8.1	N/A
9.0	Assessment
9.1	The main issues to be considered are: <ul style="list-style-type: none"> - The principle of development - Design - Noise - Flooding
9.2	Article 6 (4) of the Planning (Northern Ireland) Act states that in making any determination under the said act regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material consideration indicate otherwise.
9.3	The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18th May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area with draft BMAP remaining a material consideration. The proposed development lies adjacent to a designated area of existing open space as outlined in the draft development plan.
9.4	Principle of Development The proposal is for provision of a new multi-use 3G sports pitch surrounded by 5m high paladin ball stop fencing. Six floodlighting columns are also proposed measuring 13.5m high.
9.5	The proposal has been assessed against Policy OS5 and OS7 of Planning Policy Statement 8. The school grounds are considered as open space as defined in Annex 8 of PPS 8. The proposal will replace the existing sports field with two 3G pitches, the site is already established as a recreational area and thus the principle of development is considered acceptable. The proposal will not result in a loss of open space and will not adversely affect the character of the area.
9.6	Design The proposed development will create two 3G playing areas each measuring 60m x 32m, illuminated by six 13.5m high floodlights, with maximum illuminance level of 212 lux with the ability to be reduced to 105 lux for training events. The lighting columns will be mounted at each corner of the pitches and at the centre lines. The four located at the

	corners will be fitted with narrow beam lamps, the two at the centre lines will be wide beam lamps.
9.7	<p>Policy OS 7 of PPS8 refers to floodlighting. Permission will only be granted where there is no unacceptable impact on the amenity of neighbouring residents, on visual amenity and character of the locality and where public safety is not prejudiced. The site is bounded to the south west by residential dwellings located along Orchardville Crescent. The properties are separated from the site by 2m high timber fence and mature hedges/trees with a separation distance of approximately 40 m from the lighting structure to the nearest dwelling. A floodlighting scheme was submitted detailing the frequency and hours of illumination. It is proposed that the lights will be operational between 15.00-22.00hrs during week days and 18.00hrs at the weekend from September to June. The light is also orientated away from the properties with the angle of beams (approximately 60 degrees) facing directly towards the sports facilities. This will reduce glare to the spectators and surrounding areas. Cowls will also be added to the floodlights to reduce light spill. The lighting report also includes information to illustrate that the vertical illuminance at 3m above ground (3 lux) is within the pre-curfew guidelines and as such will not have a detrimental impact on residential amenity. Environmental Health were consulted on the application and have no objections subject to conditions outlined below. Given the separation distance, the boundary treatment and the control measures on the lighting columns it is considered that the proposal will not have a detrimental impact on residential amenity</p>
9.8	<p>There is no adverse impact on the visual amenity or character of the locality – the immediate area is predominately recreational in character and consists of a number of school buildings and open space. The lighting will be contained within an existing school complex and will only be partially visible from a number of properties located at Orchardville Crescent. It is therefore considered unlikely that the proposal will have an adverse impact on visual amenity or alter the character of the locality.</p>
9.9	<p>Public safety is not prejudiced – the application site is located off the main road in an enclosed site, it will not cause a distraction or impact on public safety by means of glare from excessively bright or poorly aimed floodlighting nor will it cause dazzle and implications for transport users and pedestrians. The proposal has been assessed against Planning Policy Statement 3. Transport NI were consulted on the application and have no objection subject to conditions detailed below.</p>
9.10	<p>Noise Environmental Health note the proximity of the site to residential dwellings and have concerns that the proposal has the potential to adversely affect the amenity of the residents due to noise. As such a noise assessment was submitted which addressed the concerns of Environmental Health subject to conditions outlined below</p>
9.11	<p>Policy OS5 of PPS 8 relates to noise generating sports and outdoor recreational activities. The proposal will not cause an unacceptable level of disturbance to nearby residents or noise sensitive uses and as such complies with policy.</p>
9.12	<p>Flooding The proposal has been considered against Policy FLD 1 of the Revised PPS15 – ‘Development in Fluvial (River) and Coastal Flood Plains’. Rivers Agency confirmed that a small part of the south west boundary is located within a predicted flooded area and as such a drainage assessment was requested. This information has been submitted and a response is due from Rivers Agency. The Drainage assessment has stated that the site is not affected by coastal flooding nor are there any historical records of flooding on the site. It is proposed to install a new storm drainage system to serve the proposal which</p>

9.13	<p>will discharge runoff to the watercourse to the south-west of the site. A Schedule 6 application to discharge to the watercourse has been issued to Rivers Agency. In the absence of a response the final wording of conditions shall be delegated to the director of Planning and Place.</p> <p>Objections</p> <p>Three objections were received from residents at 88 and 90 Orchardville Crescent, all issues considered below</p> <ul style="list-style-type: none"> - Lack of consultation – Belfast City Council carried out statutory neighbour notification and advertisement in the local papers. A pre application community consultation report was submitted detailing information on public consultation including leaflet drop and details of two public meetings - Proximity to residential dwellings – it is considered a separation distance of approximately 40m to the nearest dwelling is acceptable given the mature boundary treatment and the restricted hours of use - Visual amenity – given the separation distance and boundary treatments it is considered that the proposed pitches will not have a detrimental impact on visual amenity - Potential end users – whilst not a material consideration, the applicant has confirmed that the pitches are primarily being funded by the school for the school however they cannot confirm this will always be the case. - Noise – environmental health have confirmed that the proposal will not have a detrimental impact on neighbouring residents subject to conditions - Proliferation of 3G Pitches – this is not a material planning consideration - Impact on traffic/parking – transport NI were consulted on the application and have no objection to the proposal, there is ample parking on site to accommodate the potential increased vehicle usage.
10.0	<p>Summary of Recommendation: Approval</p> <p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions for the following reasons.</p>
10.1	<p>The proposed 3G pitches, floodlighting and associated development are considered acceptable in this location. The scheme is not out of character with the area and there will be no detrimental impact on amenity. Statutory and non-statutory consultees have offered no objections subject to the conditions outlined below. All objectors' issues have been considered. Approval is recommended.</p>
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. <p style="margin-left: 40px;">Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> 2. The lighting installations shall comply with document 'CIE 150:2003; Guide on the Limitation of the Effects of Obtrusive Lighting from Outdoor Lighting Installations'. <p style="margin-left: 40px;">Reason: In the interests of visual amenity, road safety and the convenience of road users.</p> 3. The pitches shall only be used between 8am and 10pm Monday to Friday, and

	<p>8:00am and 18:00 pm Saturday and Sunday.</p> <p>Reason: Protection of residential amenity.</p> <p>4. Prior to commencement of the proposal a lighting scheme shall be installed as per the Delap and Waller Ltd lighting report titled “ Malone Integrated College, floodlighting scheme for Muga Pitches-Belfast” and stamped drawing no 02</p> <p>Reason: Protection of residential amenity.</p> <p>5. Prior to the operation of the development, an Artificial Light Verification report shall be submitted to Belfast City Council for review and approval. The report shall verify that all artificial floodlighting connected with the development has been measured and confirmed to be within the vertical illuminance (Lux) levels for Environmental Zone 3 at the habitable room windows of the nearest residential properties as stipulated in the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GNOL:2011.</p> <p>Reason: Protection of residential amenity.</p> <p>6. The floodlights shall not be used between 10pm and 8am.</p> <p>Reason: Protection of residential amenity.</p>
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Notification to Department (if relevant)	
N/A	
Representations from Elected members:	
N/A	

ANNEX	
Date Valid	19th August 2016
Date First Advertised	9th September 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 100 – 127 Orchardville Crescent, Ballyfinaghy, Belfast, Antrim, BT10 0JT, 58 – 98 Orchardville Crescent, Ballyfinaghy, Belfast, Antrim, BT10 0JT, Cranmore Integrated Primary School, 47 Finaghy Road Malone Integrated College, 45 Finaghy Road North, Ballygammon, Belfast, Antrim, The Musgrave Park Hospital, Stockmans Lane, Ballygammon, Belfast, Antrim, BT9 7JB,	
Date of Last Neighbour Notification	12th September 2016
Date of EIA Determination	
ES Requested	No
Planning History	
<p>Ref ID: Z/2014/1656/F Proposal: Amendment to original approval Z/2009/1234/F for multipurpose sports hall and toilets and changing areas to include alterations, additional floor space (21sqm) and alterations to elevations. Address: 45 Finaghy Road North, Finaghy, Belfast, BT10 0JB, Decision: PG Decision Date: 10.02.2015</p> <p>Ref ID: LA04/2016/0580/PAN Proposal: Development of a new sports hall, changing facilities and associated car parking at Malone Integrated College Address: Malone Integrated College, 45 Finaghy Road North, Belfast, BT10 0JB, Decision: PANCON Decision Date:</p> <p>Ref ID: LA04/2016/0669/PAN Proposal: Development of a 3G sports pitch surrounding security fence and floodlighting. Address: Malone Integrated College, 45 Finaghy Road North, Belfast, BT10 0JB, Decision: PANACC Decision Date:</p>	

Ref ID: LA04/2016/1769/F

Proposal: Sports hall, changing facilities and associated car parking

Address: Malone Integrated College, 45 Finaghy Road North, Belfast, BT10 0JB,

Decision:

Decision Date:

Drawing Numbers and Title

01 – site location plan

02 – proposed site layout

03 – Block plan

04 – proposed elevations