

Development Management Report Committee Application

Summary	
Committee Meeting Date: 15 August 2017	
Application ID:	LA04/2017/0707/F
Proposal: Redevelopment of Andersonstown Leisure Centre to include demolition of existing leisure centre and ulster bank and the erection of new multi-purpose leisure facility building including family leisure water provision, 25m swimming pool, learner pool, fitness suite, fitness studios, ancillary rooms and associated works. Public and service vehicles access via Andersonstown Road and secondary service vehicle access from Owenvarragh park. External facilities include 2 No. five-a-side pitches, cycle and car parking, coach drop off points, landscaping, external water slide flumes and plaza area to the front of the centre and open space at the rear	Location: Andersonstown Leisure Centre Andersonstown Road Belfast BT11 9BY
Referral Route: Planning Committee – major application and BCC is applicant	
Recommendation:	APPROVAL
Applicant Name and Address: Belfast City Council, Property And Projects Depart First Floor Adelaide Exchange 24-26 Adelaide Street Belfast BT2 8GD	Agent Name and Address: Resolve Planning Innovation Factory Forthriver Business Pk 385 Springfield Road Belfast BT12 7DG
Executive Summary: The key issues on the assessment of this application include: <ul style="list-style-type: none"> - Principle of Development and Proposed Uses; - Siting, Design and Impacts of New Building, Pitches and Floodlighting; - Impact on Traffic, Parking and Infrastructure; - Site Drainage; - Contaminated Land. <u>Principle</u> Given the site's former and current use it is considered that the redevelopment of this brownfield site will bring back into use a new state of the art facility for the local and wider community and support regeneration for the area. Within this context the principle of uses at this location are considered acceptable. The proposed site is located within the development limit of Belfast as set out in draft BMAP and the leisure centre (and bank) building is white land. However, the land	

south of the existing leisure facility includes an all-weather pitch and informal open space is designated as open space. The proposal includes two 5-a-side 3G synthetic pitches. PPS8 sets out regional policy for open space and recreation. The provision of the 3g 5-a-side pitches, in addition to a nett increase in floorspace of the indoor leisure centre facilities outweigh the loss of the gravel pitch and part of the amenity open space areas. In addition, given the proposal retains recreational use it is considered in accordance with the requirements of Policy OS1 of PPS8.

Representations

3 representations have been received on the proposal raising issues including the following:

- Concerns relating to unrestricted access to the proposed car-park and potential anti-social behaviour;
- Noise disturbance from vehicles accessing the car-park;
- Potential of flooding/increased risk; details of sandbag storage;

These issues are fully considered in the report below.

Scale, mass and design

The proposed building is sited largely in the same location as the existing centre, however it extends further forward towards the Andersonstown Road. The proposed front elevation is mostly 11-12m in height with a section extending to 16m in height to accommodate the waterslide flumes element and is the tallest part of the building.

The Owenvarragh Park elevation / built form of the proposal is sited 34m to the nearest rear elevation of adjacent properties. The eaves is 15m (at highest point) at the Riverdale Park East elevation. This portion of building is 20m from the common boundary, and 34m approximately to the nearest rear elevation.

The Andersonstown Road elevation will be more significant within this section of townscape than the existing building. On balance, however the scale and design would not be visually discordant and detrimental to character. The proposed separation distances will ensure that neighbouring occupiers should not be adversely affected by the proposal.

Consultees and Environmental Considerations

Transport NI, NI Water, DAERA, River Agency, and Belfast City Council Environmental Protection Unit have offered no objections to the proposal subject to conditions being applied.

Recommendation

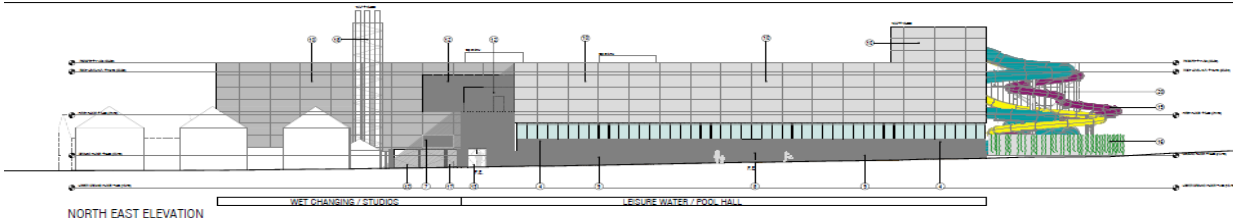
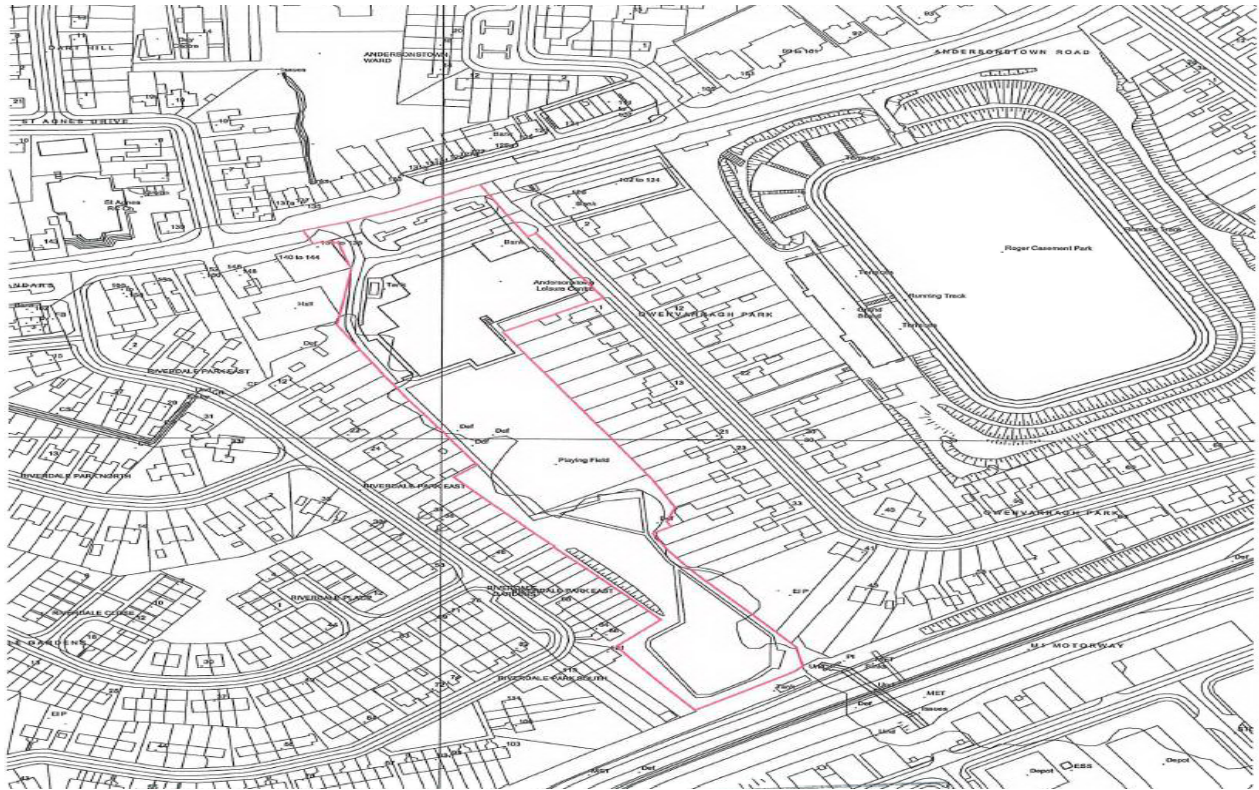
Having regard to the policy context and other material considerations, including consultation responses, the proposal is considered acceptable.

Approval of planning permission is recommended - Subject to conditions which are included in the report below. It is requested that delegation of the final wording of conditions is given to the Director of Planning and Place.

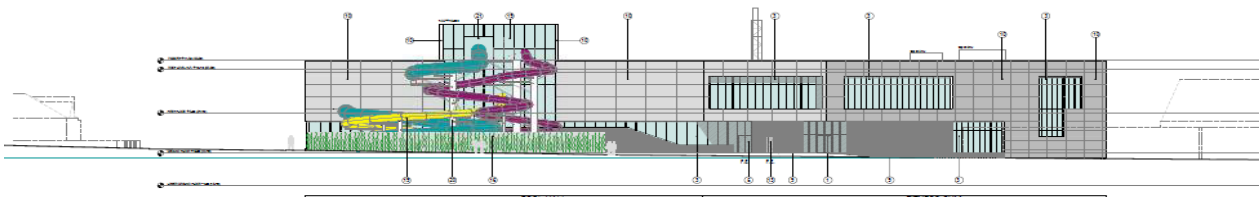
Signature(s):

Case Officer Report

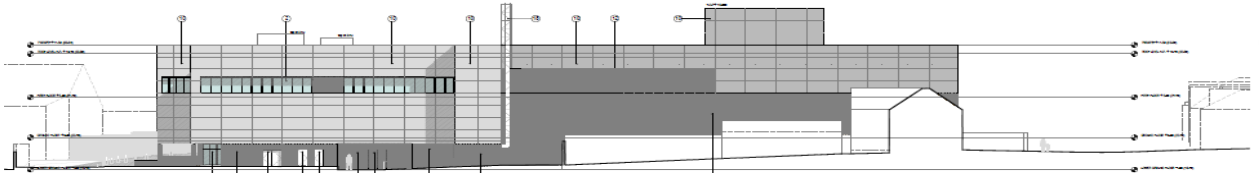
Site Location Plan



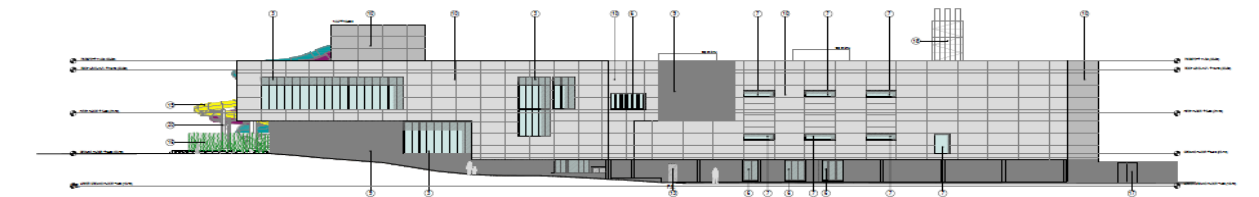
NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION





Representations:	
Letters of Support	None Received
Letters of Objection	3
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Representations from Elected Representatives	None received

1.0 Description of Site and Area	
1.1	The application site extends to approximately 1.9 hectares and is bound to the north by Andersonstown Road, existing residential areas Owenvarragh to the east and Riverdale to the west and by the Motorway to the south. Surrounding uses include residential, industrial and commercial.
1.2	The site contains a number of uses: <ul style="list-style-type: none"> • The existing Andersonstown Leisure Centre with associated car parking; • An outdoor all weather pitch; • Open space; and, • A bank, as part of the leisure centre building.
1.3	The existing leisure facilities and parking areas for approximately 42 cars are located in the northern portion of the site.
2.0 Description of Proposed Development	
2.1	Redevelopment of Andersonstown Leisure Centre to include demolition of existing leisure centre and ulster bank and the erection of new multi-purpose leisure facility building including family leisure water provision, 25m swimming pool, learner pool, fitness suite, fitness studios, ancillary rooms and associated works. Public and service vehicles access via Andersonstown Road and secondary service vehicle access from Owenvarragh park. External facilities include 2 No. five-a-side pitches with 8No floodlighting columns at 10 metres in height, cycle and car parking, coach drop off points, landscaping, external water slide flumes and plaza area to the front of the centre and open space at the rear. External facilities to include, 2 No. five a side pitches each, car parking and associated landscaping. The existing open space to the south of the site is to be retained.
Planning Assessment	
3.0	Planning History
3.1	No relevant history
4.0	Policy Framework
4.1	BUAP Draft Belfast Metropolitan Area Plan 2015
4.2	Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement (PPS) 2 – Planning and Nature Conservation Planning Policy Statement (PPS) 3 – Access, Movement and Parking Planning Policy Statement (PPS) 8 – Open Space, Sport and Recreation Planning Policy Statement (PPS) 13 – Transportation and Land Use Planning Policy Statement (PPS) 15 – Planning and Flood Risk
5.0	Statutory Consultees
	Dfl – Transport NI – No Objection Subject to Conditions and Informatives Northern Ireland Water Ltd – No Objection Subject to Informatives Dfl – Rivers Agency – No objections subject to informative
6.0	Non Statutory Consultees

	<p>BCC – Environmental Services – No Objection Subject to Conditions and Informatives DAERA – Drainage and Water – No Objection Subject to Informatives DAERA – Land, Soil and Air – No Objection Subject to Conditions and Informatives DAERA – Natural Heritage and Conservation Area – No objections</p>
7.0	Representations
7.1	<p>The application was advertised in the local press on 5th May 2017. Neighbours were notified on 3rd May 2017 and re-notified on 1st August 2017. 3 Representations have been received.</p> <ul style="list-style-type: none"> - Concerns relating to unrestricted access to the proposed car-park and potential anti-social behaviour; - Noise disturbance from vehicles accessing the car-park; - Potential of flooding/increased risk; - details of sandbag storage; <p>These issues will be considered in the report below.</p>
8.0	Other Material Considerations
	<p>Regional Development Strategy 2035 Development Control Advice Note 15 – Vehicular Access Standards</p>
9.0	Assessment
9.1	<p>The key issues in the assessment of this application include:</p> <ul style="list-style-type: none"> - Principle of Development and Proposed Uses; - Siting, Design and Impacts of New Building, Pitches and Floodlighting; - Impact on Traffic, Parking and Infrastructure; - Site Drainage and associated issues; - Contaminated Land.
9.2	<p>The SPPS sets out five core planning principles of the planning system, included improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making.</p>
9.3	<p>The SPPS is clear in that the planning system has an active role to play in helping to better the lives of people and communities in Northern Ireland and in supporting the Executive's key priority of improving health and well-being. This can be achieved by for example safeguarding and facilitating quality open space, sport and outdoor recreation (paragraph 4.5 of SPPS). The protection of existing, and provision of new, quality open space within or close to settlements plays a vital role in promoting healthy living and tackling inequality through facilitating play, sporting activities, passive activity and interaction with others (paragraph 4.8 of SPPS).</p>
9.4	<p>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 considerations indicate otherwise.</p>
9.5	<p>The proposed site is located within the development limit of Belfast as set out in draft BMAP and the leisure centre (and bank) building is white land. However the land south of the existing leisure facility includes an all-weather pitch and informal open space is</p>

	<p>designated as open space. PPS 8 is clear in that whether open space is identified on plan maps or not it is afforded protection under Policy OS 1 unless it is identified for an alternative use in the plan. The BUAP includes general policies encouraging leisure related development, but is silent in relation to the application site.</p> <p><u>Principle of Development and Proposed Uses at this location</u></p>
9.6	<p>As the site is located within the development limits of the draft Belfast Metropolitan Area Plan the presumption is in favour of development subject to the planning considerations detailed below.</p>
9.7	<p>The redevelopment of the gravel pitch for car park use would, in effect, result in the loss of an external pitch and a portion of the grassed open space area. It is considered that this is offset through the provision of the 3g 5-a-side pitches, in addition to a nett increase in floorspace of the indoor leisure centre facilities outweigh the loss of the gravel pitch and part of the amenity area. The amenity impacts of the car park will be considered below.</p>
9.8	<p>The redevelopment of this brownfield site will bring improved leisure facilities for the local and wider community. Within this context, and given the proposal retains recreational use at the site, it is considered in accordance with the requirements of Policy OS1 of PPS8, dBMAP and BUAP in principle.</p>
9.9	<p>Policy OS 4 of PPS8 is clear in that development of intensive sports facilities (which include leisure centres and outdoor sporting facilities) must take place in appropriate locations, are of good design and apply the principles of sustainability. Policy OS 7 relates to floodlighting and stipulates 3 criteria that proposals must satisfy.</p> <p><u>Siting, Design and Impacts of New Building, Pitches and Floodlighting</u></p>
9.10	<p>Policy OS 4 lists five criteria that development of intensive sports facilities must meet. The first of these states that:</p> <ul style="list-style-type: none"> - <i>There is no unacceptable impact on the amenities of people living nearby by reason of siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise, light pollution likely to be generated and,</i>
9.11	<p>The third criterion of Policy OS 4 is as follows:</p> <ul style="list-style-type: none"> - <i>Buildings or structures are designed to a high standard, are of a scale appropriate to the local area or townscape and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment;</i>
9.12	<p>Existing Building</p> <p>The existing building is set back approximately 25-30 metres from the public footpath. The building ranges in height, from 6m-13.6m along frontage with Andersonstown Road to with a maximum height of 16 metres approximately in the centre of the building. The chimney associated with the centre is 19.5 metres in height. The existing building has approximately 3255 sqm of leisure/changing area with an overall floorspace (including the bank) of approximately 6000 sqm.</p> <p>Proposed Building</p>

9.13	<p>The proposed building is sited largely in the same location as the existing centre, however it extends further towards the Andersonstown Road, set back approximately 19m-24m from the back of the public footpath. An external 'plaza' area is located within this space and includes parts of the waterslide flumes. The rear elevation of the building broadly terminates in the same location as the existing building.</p>
9.14	<p>The proposed front elevation is mostly 11m to eaves, increasing to 12m adjacent to the vehicular access due to variation in site topography. A section extends to 16m in height to accommodate the waterslide flumes element and is the tallest part of the building.</p>
9.15	<p>Eaves height increases to the rear of the site due to topography to 13m on the elevation to the rear of neighbouring properties in Owenvarragh Park. This elevation of the proposal is sited 34m to the nearest rear elevation of adjacent properties. The eaves is 15m (at highest point) at the Riverdale Park East elevation. This portion of building is 20m from the common boundary, and 34m approximately to the nearest rear elevation. This is an increase of between 3.5m to 5.5m approximately above the highest section of existing eaves of the rear (southern) elevation.</p>
<p>Scale, Massing, and Design</p>	
9.16	<p>The proposed scale and massing is determined primarily as a function of the end use and the physical constraints of the site. The scale of the building is larger than existing. The Andersonstown Road elevation will be more significant within this section of townscape than the existing building. On balance, however the scale and design would not be visually discordant and detrimental to character. The set back/plaza area to the front of the site will reduce visual impact along this frontage. In addition, distance views both city bound and country bound, of the massing of the building will be filtered by neighbouring buildings. The largest massing of the building is located to the rear of the site. Very restricted public views of these elevations would be evident through gaps between buildings on Owenvarragh and Riverdale Park East.</p>
9.17	<p>In terms of the scale of the building the resulting regeneration must also be considered and balanced in the overall assessment of the application. Given the presence of the existing leisure facility and the urban context, it is considered that the height of the proposed building is acceptable and would not harm the character of appearance of the immediate area.</p>
9.18	<p>The architectural approach is modern and functional. The front elevation would provide a more active frontage than the existing building, and the associated plaza area, would be a positive introduction into the streetscape in lieu of the exiting car-park. The main elevation materials are brick, concrete, glazing and architectural fibre cement rainscreen cladding. Brick used on this scale is intended to give the building a civic presence. The brick will be two contrasting colour shades of brown and will be laid to form texture. Glazing is proposed extensively to provide views in and out. The glazed curtain walling will be polyester powder coated aluminium. There is a mix of architectural style and materials within the immediate locality of the site, and the materials proposed are present to varying degrees. The proposed design and architectural treatment are considered to be acceptable.</p>
<p>Impact on amenity / existing properties</p>	
9.19	<p>The proposal will not adversely affect the privacy of neighbouring properties due to the proposed locations and design of windows. Windows located at first floor of the gable elevation adjacent to Riverdale Park East are to be obscurely glazed. A planning condition</p>

	<p>to secure the installation and retention as such is necessary.</p>
9.20	<p>In relation to dominance and overshadowing, it is considered that a degree of dominance and overshadowing will result from the rear parts of proposal on adjacent properties in Owenvarragh and Riverdale Park East. A shadow study has been provided that demonstrates a slightly greater shadow impact on adjacent properties in Owenvarragh closest to the new building. However, the additional impact it not considered significant. The study also demonstrates that a negligible impact is likely in Riverdale Park East due to separation distances and site aspect.</p>
9.21	<p>In terms of the potential for dominance the proposed separation distances will ensure that neighbouring occupiers should not be adversely affected by the proposal. Although the elevation adjacent to Riverdale Park East is increased in height by 5.5m approximately above existing, this part of the building is 5m further away from the site boundary (17m) than existing. This provides an overall separation distance of 46m approximately. It is considered these distances will mitigate dominance and the proposal is acceptable in this regard.</p>
9.22	<p>The proposed buildings and associated structures are designed to a high standard and appropriate scale. The proposal complies with criteria one and three of Policy OS 4 and relevant parts of the SPPS on good design and amenity.</p>
9.23	<p>The proposal also includes two 5-a-side 3G synthetic pitches. The site already comprises an outdoor all-weather pitch on the western boundary of the site. It is proposed to replace this facility with two 3G pitches. Given the proposal retains and indeed enhances recreational use it is considered in accordance with the requirements of Policy OS 1 of PPS 8 as discussed above.</p>
9.24	<p>The 3G pitch surfaces would have a negligible visual impact on the locality. No public views of the surface, fencing, and floodlighting would be possible due to neighbouring buildings. The proposed floodlights are a reduction in height to existing floodlights on the site (16m approx.) Associated 3 metre fencing and in particular the floodlighting (8No in total at 10metres each in height) would have a greater visual impact. On balance, the proposed 3G pitches with associated fencing and floodlighting would not result in an unacceptable detrimental visual impact. Environmental Health have assessed the impact of the illumination from the floodlighting and noise from pitch use and consider the details acceptable. They have recommended planning conditions restricting hours of operation, submission of verification reports and a construction noise management plan. The proposal is considered to comply with Policy OS 7 of PPS 8. Accordingly, the pitches and associated structures will not adversely affect neighbouring amenity.</p>
9.25	<p>A landscape plan was submitted in support of the proposal. Amenity shrub planting is proposed throughout the car park area of the site. The open space grassed areas in the southern portion of the site will be retained and no additional planting is proposed within this area. The landscaping proposed will help soften the car park layout. Screen planting is proposed around the screen wall at the front of the site, in addition to hard landscaping within the 'plaza' area.</p> <p>The imposition of a landscaping condition is recommended to ensure landscaping and finish of public realm to be completed prior to occupation and that existing trees around the site boundaries are to be retained and protected.</p>
9.26	<p>The second criteria of Policy OS 4 states that:</p>

<p>9.27</p>	<p>- <i>There is no adverse on features of importance to nature conservation, archaeology or built heritage.</i></p> <p>The site is not located within a conservation area, area of townscape character or within an area of archaeological interest or built heritage. An Ecological Constraints Appraisal was submitted in support of the application. Natural Environment Division raised no objection to the proposal and accordingly the proposal is considered to be compliant with this criterion and relevant parts of PPS 2. The proposal is also considered to comply with the second criterion of Policy OS 4 of PPS 8.</p>
<p>9.28</p> <p>9.29</p> <p>9.30</p> <p>9.31</p> <p>9.32</p> <p>9.33</p> <p>9.34</p>	<p><u>Impact on Traffic, Parking and Infrastructure</u></p> <p>Criteria number 4 and number 5 of Policy OS 4 requires that:</p> <ul style="list-style-type: none"> - <i>The proposed facility takes into account the needs of people with disabilities and is located so as to be accessible to the catchment population giving priority to walking, cycling and public transport;</i> - <i>The road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access, car parking, drainage and waste disposal.</i> <p>The new development will utilise and improve the existing vehicular access arrangement to provide access to a new car park facility to the rear of the new building. Access to the car parking will be restricted by access barriers following receipt of a revision to this effect.</p> <p>The development will comprise 163 car parking spaces (including disabled spaces), 2 coach spaces and a service vehicle space. This increases current provision (59 spaces) by 104 spaces.</p> <p>Significantly, Policy AMP7 of PPS 3 states that a reduction in parking provision may be accepted where it for example forms part of a package of measure to promote alternative transport modes. A Travel Plan Framework was submitted in support of the application which seeks to encourage a shift from car based trips to more sustainable modes of transport. Cycle racks will be provided as part of the development to the front of the site.</p> <p>The site is located on a main bus route, and Rapid Transit route in the future. A bus stop is proposed (under separate permission) to be sited outside the site.</p> <p>Having had regard to the above and comments from Transport NI it is considered that the scheme is acceptable and in accordance with relevant sections of PPS 3 and PPS 13 subject to conditions and informatives detailed below.</p> <p>Objections raised concerns regarding impact of the car park on neighbouring amenity. Noise and disturbance from headlights will be mitigated by boundary treatments and landscaping, in addition to regulated access via a barrier and control of operating hours by conditions. Environmental Health also have no objections in relation to this issue and this is a significant consideration.</p>
<p>9.35</p>	<p><u>Site Drainage</u></p> <p>Policy OS4 of PPS 8 requires satisfactory arrangements for drainage to be provided, and specific drainage/flood risk policy is set out in PPS15. A Drainage Assessment was</p>

9.36	<p>submitted in support of the application. Rivers Agency has reviewed the document and have stated that measures proposed will adequately address drainage issues and have no objections to the proposal. NIW have also no objections to the proposal.</p> <p>Representations raised concerns regarding potential flood risk have been carefully assessed, however given the information submitted and responses from relevant consultees, the proposal is considered acceptable in relation to this issue. In addition, concerns were expressed regarding the 'sandbag storage area'. Details of these have been submitted and the proposed storage container structure will not adversely impact neighbouring amenity due to separation distances available.</p>
9.39	<p><u>Waste Disposal</u></p> <p>Policy OS 4 of PPS 8 requires consideration of waste disposal. Bin storage is proposed at ground floor level within the main building with direct access onto the service yard.</p>
9.40	<p>Have considered the impacts and other environmental matters the proposal is considered to comply with relevant policy detailed in PPS 8.</p>
9.41	<p>Taking all these factors into consideration the proposal complies with criterion four and five of Policy OS 4.</p>
9.42	<p><u>Contaminated Land</u></p> <p>DAERA and Environmental Protection Unit (EPU) have agreed with the methodologies contained in the Technical Notes and GQRA submitted with the application.</p>
9.43	<p>DAERA Waste Management Land and Groundwater Team are satisfied subject to conditions.</p>
9.44	<p>BCC: EPU are satisfied subject to conditions that there will be no unacceptable risk to human health.</p>
10.0	Pre-Application Community Consultation
10.1	<p>For applications that fall within the major category a prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on the applicant for planning permission to consult the community in advance of submitting an application.</p>
10.2	<p>Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN (LA04/2016/1898/PAN) was submitted to the Council on 5 September 2016.</p>
10.3	<p>Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application.</p>
10.4	<p>A Pre Community Consultation Report has been submitted in support of this application. It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.</p>

11.0	Summary of Recommendation
11.1	Approval
11.2	The proposal is considered to be in accordance with the development plan, taking account of all other material consideration including the relevant planning policies and is recommended for approval subject to conditions as set out below.
12.0	Conditions Delegation of final conditions to Director of Planning & Place Requested
12.1	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
12.2	The development hereby permitted shall not become operational until the vehicular accesses, have been constructed in accordance with the approved layout Drawing No. bearing the Belfast City Council Planning Office date stamp. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
12.3	The gradients of the access roads shall not exceed 4% (1 in 25) over the first 10 m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road user.
12.4	The development hereby permitted shall not become operational until car parking spaces, of which 10 will be disabled parking bays, and hard surfaced areas for manoeuvring have been constructed in accordance with the approved layout Drawing bearing the Belfast City Council Planning Office date stamp August 2017 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles. Reason: To ensure that adequate provision has been made for parking.
12.5	The development hereby permitted shall operate in accordance with a Travel Plan based on the approved Framework Travel Plan within the Transport Assessment bearing Belfast City Council Eastern Division Hydebank 4 Hospital Road BELFAST BT8 8JL Planning Office date stamp 03 March 2017. This will include provision of the Translink TaxSmart Initiative and the Bike2Work Initiative or equivalent measures agreed by Transport NI. Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.
12.6	No development should take place on-site until the method of sewage disposal has been agreed in writing with NIW or a consent to discharge has been granted.

<p>12.7</p>	<p>Reason: To ensure a practical solution to sewage disposal is possible at this site.</p> <p>No works or development shall commence on site, including demolition, site clearance and site preparation, until a Construction Management Plan has been submitted to and approved in writing by the Council. The Construction Management Plan shall include measures to control noise, dust, vibration and other nuisance during the demolition/construction phase. No works, development, demolition, site clearance or site preparation shall be carried out unless in accordance with the approved Construction Management Plan.</p>
<p>12.8</p>	<p>Reason: To safeguard the amenities of the area.</p> <p>All hard and/or soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development 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 location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details.</p>
<p>12.9</p>	<p>Reason: In the interests of the character and appearance of the area.</p> <p>The development hereby permitted shall not be occupied until details of boundary walls, fences or other means of enclosure have been submitted to and approved in writing by the Council. The development shall not be occupied unless the boundaries have been implemented in accordance with the approved details and shall be permanently retained as such thereafter.</p>
<p>12.10</p>	<p>Reason: In the interests of the character and appearance of the area and residential amenity.</p> <p>All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any trees or planting indicated on the approved drawings 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 (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p>
<p>12.11</p>	<p>Reason: In the interests of visual amenity.</p> <p>All hard and soft landscape works shall be completed in accordance with the details to be agreed under condition 10 above, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS before the expiration of the first planting season following the commencement of trading from the development hereby permitted. All soft landscaped areas shall be permanently retained thereafter in accordance with these details.</p> <p>All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding</p>

	<p>hard surfaces]'. Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>
12.12	<p>Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Local Planning Authority seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Local Planning Authority gives its written consent to any request for variation. Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>
12.13	<p>No development shall commence on site (other than site clearance, site preparation and the formation of foundations and trenches) unless a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Council. The development shall not be occupied unless the scheme has been implemented in accordance with the approved details and shall be retained as such at all times. Reason: To ensure adequate provision of refuse and recycling storage in the interests of the amenities of the area. Approval is required upfront because the design of refuse and recycling storage is an integral part of the development and its acceptability.</p>
12.14	<p>If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction. Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
12.15	<p>In the event that a Contaminated Land Remediation Strategy is required and prior to the operation of the development, the applicant shall provide to Belfast City Council, for approval, a Contaminated Land Verification Report. This report must demonstrate that the remediation measures outlined in the contaminated land Remediation Star have been implemented.</p>
12.16	<p>The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for the proposed end-use. It must demonstrate that any identified significant pollutant linkages are effectively broken. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency. Reason: Protection of human health</p>
12.17	<p>In the event that contamination not previously considered is encountered during the approved development of this site the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice. Reason: Protection of human health</p>

12.18	<p>The development, or any part thereof, hereby permitted shall not be operational between 23.00hrs-06.00hrs Monday to Friday and between 18.00hrs-08.00hrs on a Saturday and Sunday.</p>
	<p>Reason: In the interest of residential amenity.</p>
12.19	<p>Deliveries and collections by commercial vehicles to and from the development shall only be made between the hours of 07.00 and 23.00hrs Monday to Friday and only between the 08:00hrs and 18.00hrs on a Saturday and Sunday.</p>
	<p>Reason: In the interest of residential amenity</p>
12.20	<p>The pitches and floodlighting hereby approved shall be operational only between the hours of 08.00hrs and 22.00hrs Monday to Friday, only between the hours of 08:00hrs and 18:00hrs on a Saturday, and only between the hours 10.00hrs to 18.00hrs on a Sunday or public holiday.</p>
	<p>REASON: In the interests of residential amenity.</p>
12.21	<p>Prior to commencement of the development, a Construction Noise Management Plan shall be submitted to Belfast City Council for approval.</p>
	<p>Reason: In the interest of residential amenity</p>
12.22	<p>Prior to operation of the development, a Verification Report shall be submitted to Belfast City Council, for approval, demonstrating that the Rating Level (dB L_{Ar}) of sound from all combined building services plant associated with the development does not exceed the background sound level (for both daytime and night time) at the nearest sound sensitive premises when measured in accordance with assessment methodology outlined in <i>BS4142:2014 - Methods for rating sound and assessing industrial and commercial sound</i>. A Rating Level (dB L_{Ar}) indicative of 'low adverse impact' shall be maintained thereafter.</p>
	<p>Reason: In the interest of residential amenity</p>
12.23	<p>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 lighting connected with the development is measured and confirmed to be within the vertical illuminance (Lux) levels for Environmental Zone 3 as stipulated in the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN01:2011.</p>
	<p>Reason: Protection of residential amenity</p>
12.24	<p>Prior to the operation of the development, details of the proprietary odour abatement system installed to suppress and disperse odours created from commercial cooking operations shall be submitted to Belfast City Council for approval. The outlet from any extract ventilation ducting shall be directed away from nearby residential premises.</p>
	<p>The approved odour extraction and ventilation system must be cleaned and maintained in accordance with the manufacturer's instructions to ensure compliance with the above condition.</p>
	<p>Reason: In the interest of residential amenity</p>

<p>12.25</p>	<p>No development shall take place until samples of all external finishes has been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved sample details.</p> <p>Reason: In the interests of visual amenity and the character and appearance of the area.</p>
<p>12.26</p>	<p>Prior to any part of the development hereby permitted becoming operational, obscure glazing shall be installed in accordance with approved drawings and retained as such thereafter and replaced in accordance with these details in the event of damage or breakage.</p> <p>Reason: protect of residential amenity</p>
<p>12.27</p>	<p>All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within the building hereby approved.</p> <p>Reason: In the interests of visual amenity.</p>
<p>12.28</p>	<p>No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.</p> <p>REASON: In the interests of the appearance of the site and the amenities of the area.</p>

ANNEX	
Date Valid	14th April 2017
Date First Advertised	5th May 2017
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BD, The Owner/Occupier, 1 St. Agnes Drive,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 8GZ, The Owner/Occupier, 10 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BD, The Owner/Occupier, 11 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BD, The Owner/Occupier, 12 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA, The Owner/Occupier, 120 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BX, The Owner/Occupier, 120 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BX, The Owner/Occupier, 121 Riverdale Park South,Ballymoney,Belfast,Antrim,BT11 9DD, The Owner/Occupier, 122 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BX, The Owner/Occupier, 122-126,Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BX, The Owner/Occupier, 125A Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BT, The Owner/Occupier, 126 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BX, The Owner/Occupier, 127 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BU, The Owner/Occupier, 127 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BU, The Owner/Occupier, 127A Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BU, The Owner/Occupier, 129 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BU, The Owner/Occupier, 129 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BU, The Owner/Occupier, 129 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BU, The Owner/Occupier, 129 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BU, The Owner/Occupier, 13 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BD, The Owner/Occupier, 131 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BU, The Owner/Occupier, 131A Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BU, The Owner/Occupier, 133 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BU, The Owner/Occupier, 133 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BU,</p>	

The Owner/Occupier,
 133 Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BU,
 The Owner/Occupier,
 133A Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BU,
 The Owner/Occupier,
 133B Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BU,
 The Owner/Occupier,
 133C Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BU,
 The Owner/Occupier,
 134-136, Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BY,
 The Owner/Occupier,
 135 Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BU,
 The Owner/Occupier,
 135A Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BU,
 The Owner/Occupier,
 137 Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BU,
 The Owner/Occupier,
 137 Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BU,
 The Owner/Occupier,
 137 Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BU,
 The Owner/Occupier,
 137C Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BU,
 The Owner/Occupier,
 138 Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BY,
 The Owner/Occupier,
 14 Riverdale Park East, Ballymoney, Andersonstown, Belfast, Antrim, BT11 9DA,
 The Owner/Occupier,
 15 Owenvarragh Park, Ballydownfine, Belfast, Antrim, BT11 9BD,
 The Owner/Occupier,
 16 Riverdale Park East, Ballymoney, Andersonstown, Belfast, Antrim, BT11 9DA,
 The Owner/Occupier,
 17 Owenvarragh Park, Ballydownfine, Belfast, Antrim, BT11 9BD,
 The Owner/Occupier,
 18 Riverdale Park East, Ballymoney, Andersonstown, Belfast, Antrim, BT11 9DA,
 The Owner/Occupier,
 19 Owenvarragh Park, Ballydownfine, Belfast, Antrim, BT11 9BD,
 The Owner/Occupier,
 2 Owenvarragh Park, Ballydownfine, Belfast, Antrim, BT11 9BD,
 The Owner/Occupier,
 20 Riverdale Park East, Ballymoney, Andersonstown, Belfast, Antrim, BT11 9DA,
 The Owner/Occupier,
 21 Owenvarragh Park, Ballydownfine, Belfast, Antrim, BT11 9BD,
 The Owner/Occupier,
 22 Riverdale Park East, Ballymoney, Andersonstown, Belfast, Antrim, BT11 9DA,
 The Owner/Occupier,
 23 Owenvarragh Park, Ballydownfine, Belfast, Antrim, BT11 9BD,
 The Owner/Occupier,
 24 Riverdale Park East, Ballymoney, Andersonstown, Belfast, Antrim, BT11 9DA,
 The Owner/Occupier,
 25 Owenvarragh Park, Ballydownfine, Belfast, Antrim, BT11 9BD,
 Daniel Ward
 26 Riverdale Park East, Ballymoney, Andersonstown, Belfast, Antrim, BT11 9DA,
 Danny Ward
 26, Riverdale Park East, Belfast, Andersonstown, Antrim, Northern Ireland, BT11 9DA
 The Owner/Occupier,

27 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BD,
The Owner/Occupier,
28 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA,
The Owner/Occupier,
29 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BD,
The Owner/Occupier,
3 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BD,
The Owner/Occupier,
30 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA,
The Owner/Occupier,
30, Riverdale Park East, Belfast, Andersonstown, Antrim, Northern Ireland, BT11 9DA
The Owner/Occupier,
31 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BD,
The Owner/Occupier,
32 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA,
The Owner/Occupier,
33 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BD,
The Owner/Occupier,
34 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA,
The Owner/Occupier,
35 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BD,
The Owner/Occupier,
36 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA,
The Owner/Occupier,
37 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BD,
The Owner/Occupier,
38 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA,
The Owner/Occupier,
39 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BE,
The Owner/Occupier,
4 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BD,
The Owner/Occupier,
40 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA,
The Owner/Occupier,
41 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BE,
The Owner/Occupier,
42 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA,
The Owner/Occupier,
43 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BE,
The Owner/Occupier,
44 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA,
The Owner/Occupier,
45 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BE,
The Owner/Occupier,
46 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA,
The Owner/Occupier,
48 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA,
The Owner/Occupier,
5 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BD,
The Owner/Occupier,
50 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA,
The Owner/Occupier,
52 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA,
The Owner/Occupier,
54 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA,

<p>The Owner/Occupier, 56 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA, The Owner/Occupier, 58 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA, The Owner/Occupier, 6 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BD, The Owner/Occupier, 60 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA, The Owner/Occupier, 62 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA, The Owner/Occupier, 64 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA, The Owner/Occupier, 66 Riverdale Park East,Ballymoney,Andersonstown,Belfast,Antrim,BT11 9DA, The Owner/Occupier, 7 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BD, The Owner/Occupier, 8 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BD, The Owner/Occupier, 9 Owenvarragh Park,Ballydownfine,Belfast,Antrim,BT11 9BD, The Owner/Occupier, Owenvarragh Building,122 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BX, The Owner/Occupier, St Agnes Parochial Hall,Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9BY, The Owner/Occupier,</p>	
Date of Last Neighbour Notification	01/08/2017
Date of EIA Determination	25.08.2016 – Pre-app determination under ref: LA04/2016/1497/DETEIA
ES Requested	No
Planning History	
<p>Ref ID: Z/1996/2188 Proposal: Alteration and improvement to elevations of existing leisure centre Address: ANDERSTOWN LEISURE CENTRE ANDERSTOWN ROAD BELFAST BT11 Decision: Decision Date:</p>	
<p>Ref ID: Z/1980/1445 Proposal: EXTENSION TO EXISTING FACILITIES Address: ANDERSONSTOWN LEISURE CENTRE, ANDERSONSTOWN ROAD, BELFAST 11 Decision: Decision Date:</p>	
<p>Ref ID: Z/1984/1553 Proposal: SINGLE STOREY EXTENSION TO LEISURE CENTRE Address: ANDERSONSTOWN LEISURE CENTRE, ANDERSONSTOWN ROAD</p>	

Decision:
Decision Date:

Ref ID: LA04/2016/1497/DETEI
Proposal: Replacement leisure facilities at Andersonstown Leisure Centre, Belfast
Address: Andersonstown Leisure Centre Andersonstown Road,
Decision: NRES
Decision Date:

Ref ID: LA04/2016/1424/PAN
Proposal: Replacement leisure facilities
Address: Andersonstown Leisure Centre, Andersonstown Road, Belfast, BT11 9BY,
Decision: PANCON
Decision Date:

Ref ID: Z/1981/1531
Proposal: RECREATION AREA
Address: ANDERSONSTOWN LEISURE CENTRE, ANDERSONSTOWN ROAD
Decision:
Decision Date:

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department: