

## Committee Application

<b>Development Management Report</b>	
<b>Application ID:</b> LA04/2017/1787/F	<b>Date of Committee:</b> 13 March 2018
<b>Proposal:</b> Amendments to site entrance to Olympia Drive, comprising demolition of out buildings to No. 106 Olympia Drive, and provision of additional walling, railings & landscaping.	<b>Location:</b> Lands at Olympia Leisure Centre, Olympia Drive, Belfast.
<b>Referral Route:</b> BCC is the applicant	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> Belfast City Council 9 Adelaide Street Belfast	<b>Agent Name and Address:</b> Hamilton Architects 3 Joy Street Belfast BT2 8LE
<p><b>Executive Summary:</b></p> <p>This application seeks full planning permission for amendments to the pedestrian site entrance from Olympia Drive into lands at the new Olympia Sports Village, comprising demolition of out buildings adjacent to No. 106 Olympia Drive, and provision of additional walling, railings &amp; landscaping.</p> <p>The Key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> <li>• Principle of development and use;</li> <li>• Design, Layout and Green Infrastructure;</li> <li>• Open space provision;</li> <li>• Impact on residential amenity of neighbours;</li> <li>• Pedestrian and Road Safety;</li> <li>• Other environmental factors.</li> </ul> <p>The site is located within the development limit of Belfast as per the draft Belfast Metropolitan Area Plan 2015 and is designated as an Area of Existing Open Space and Whiteland.</p> <p>No representations have been received.</p> <p>Consultees included Environmental Health and Transport NI.</p> <p>It is recommended that this application be approved with conditions and it is requested that Committee delegate authority to a Senior Authorised Officer to agree the final wording of the conditions.</p>	

<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<p><b>Description of Proposed Development</b></p> <p>The proposal is for full planning permission for;</p> <ul style="list-style-type: none"> <li>• Demolition of out building located adjacent to No 106 Olympia Drive;</li> <li>• Provision of additional walling;</li> <li>• Galvanised steel bar railings on concrete masonry wall;</li> <li>• Cast iron black bollards to entrance;</li> <li>• New gate posts;</li> <li>• New gate to no. 106;</li> <li>• Two new bollards;</li> <li>• New trees and landscape areas to either side of the path.</li> </ul>
<b>2.0</b>	<p><b>Description of Site</b></p> <p>The site is located adjacent to 106 Olympia Drive at the northern boundary of Olympia Sports Village.</p> <p>The area is characterised by residential dwellings along and to the north of Olympia Drive with Windsor Park to the south east and Olympia Sports Village adjacent to the South.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<p><b>Site History</b></p> <p>3.1 LA04/2016/0833/F - Erection of 3 bedroom 2 1/2 storey dwelling – Withdrawn</p> <p>3.2 Z/2014/0587/O - Lands at Olympia Leisure Centre - A masterplan for the redevelopment/regeneration of the Olympia Leisure complex comprising the demolition of the existing Olympia Leisure Centre and the redevelopment of: 2no 3G playing fields (with associated spectator stand and changing facilities); a children’s play area: car parking; extension of existing access to new leisure facilities (in west stand of the National Football Stadium); floodlighting: landscaping and boundary treatments; hotel and commercial units - Granted</p> <p>3.3 Z/2014/0594/F - Lands at Olympia Leisure Centre - Redevelopment / regeneration of the Olympia Leisure Complex comprising of the demolition of the existing Olympia Leisure Centre and the development of: 2no. 3G playing fields (with associated spectator stand and changing facilities): a children’s play area: relocation of the car parking, extension of existing access to serve new leisure facilities approved in west stand of National Football Stadium under Z/2013/1437/F: floodlighting: landscaping and boundary treatments – Granted</p> <p>3.4 Z/2007/2961/F - Site adjacent to 106 Olympia Drive - Erection of 1no dwelling - Granted</p>
<b>4.0</b>	<b>Policy Framework</b>
4.1	Draft Belfast Metropolitan Area Plan 2015
4.2	<p>4.2.1 Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>4.2.2 Planning Policy Statement 2: Natural Heritage</p> <p>4.2.3 Planning Policy Statement 3: Access, Movement and Parking</p> <p>4.2.4 Planning Policy Statement 8: Open Space and Recreation</p> <p>4.2.5 Planning Policy Statement 15: Planning &amp; Flood Risk</p>
<b>5.0</b>	<b>Statutory Consultees Responses</b>
5.1	DRD Transport NI were consulted and had no objection
<b>6.0</b>	<b>Non Statutory Consultees Responses</b>

6.1	BCC Environmental Health await formal response however it is not anticipated there will be any issues given the nature of the proposal.
<b>7.0</b>	<b>Representations</b>
7.1	The application has been neighbour notified and advertised in the local press. No comments have been received.
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	None
<b>9.0</b>	<b>Assessment</b>
9.1	The proposal is considered to be in compliance with the development plan.
9.2	<p>9.2.1 The Key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> <li>• Principle of development and use;</li> <li>• Design, Layout and Green Infrastructure;</li> <li>• Open space provision;</li> <li>• Impact on residential amenity of neighbours;</li> <li>• Pedestrian and Road Safety;</li> <li>• Other environmental factors.</li> </ul> <p>9.2.2 The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area.</p> <p>9.2.3 Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.</p> <p>9.2.4 As the decision to adopt BMAP has been quashed in its entirety, it is as though the draft BMAP has never been adopted, however, the version of draft BMAP which was purported to be adopted remains a material consideration.</p> <p>9.2.5 Part of the site is designated as an area of existing open space and part is whiteland under draft BMAP 2015, this designation was the same under the formerly adopted BMAP 2015.</p> <p>9.2.6 The proposal is considered to be in compliance with the development plan.</p> <p>9.2.7 Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable 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. It is deemed that this proposal will not result in demonstrable harm to the residential amenity of neighbours.</p> <p>9.2.8 <b>Principle of Development and Use</b> –The principle of a pedestrian link to the Olympia Sports Village from lands adjacent to Olympia Drive has previously been</p>

	<p>accepted under application LA04/2017/1787/F. The current application includes additional land (zoned whiteland) which enables the pedestrian access to be realigned and to incorporate additional landscaping on either side of the new path.</p> <p><b>9.2.9 Design, Layout and Green Infrastructure</b> – The proposal provides a pedestrian and cycle link between the open space and recreational facilities within Olympia Sports Village and the adjacent housing to the north. It also provides a new linkage for pedestrians and cyclists from the residential area to the north through to Boucher Road. The provision of the access promotes use of sustainable modes of transport, in the form of walking and cycling, and improved accessibility to open space and recreational facilities whilst also providing an attractive vista to neighbours and users. The proposal will therefore assist in improving the health and wellbeing of citizens in line with the Belfast Agenda.</p> <p><b>9.2.10 Open space provision</b> – The proposal provides a new green infrastructure link to an area designated as existing Open Space which has been subject to redevelopment and improvement to create Olympia Sports Village and the National Stadium.</p> <p><b>9.2.11 Impact on residential amenity of neighbours</b> – The site is located adjacent to no.106 Olympia Drive, the end house in a row of existing terrace dwellings along Olympia Drive. Considering the nature of the proposal it is considered that the residential amenity of neighbouring properties will not be detrimentally impacted upon in terms of noise, litter or disturbance as the nature of the proposal is for a pedestrian and cyclist access only. The proposal includes a new 3.1m boundary wall to 106 Olympia Drive and will ensure no overlooking will result.</p> <p><b>9.2.12 Pedestrian and Road Safety</b> – Transport NI were consulted and have no objection to the proposal. The proposed access promotes a sustainable mode of transport in the form of walking and cycling.</p> <p><b>9.2.13 Other Environmental Factors</b> – EHO have been consulted and a formal response is awaited however it is not anticipated there will be any issues given the nature of the proposal for amendments to a previously approved pedestrian access.</p>
9.3	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended.
<b>10.0</b>	<b>Summary of Recommendation:</b> Approval
<b>11.0</b>	<p><b>Conditions</b></p> <p>1. 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>
<b>Notification to Department (if relevant)</b> N/A	
<b>Representations from Elected members:</b> N/A	