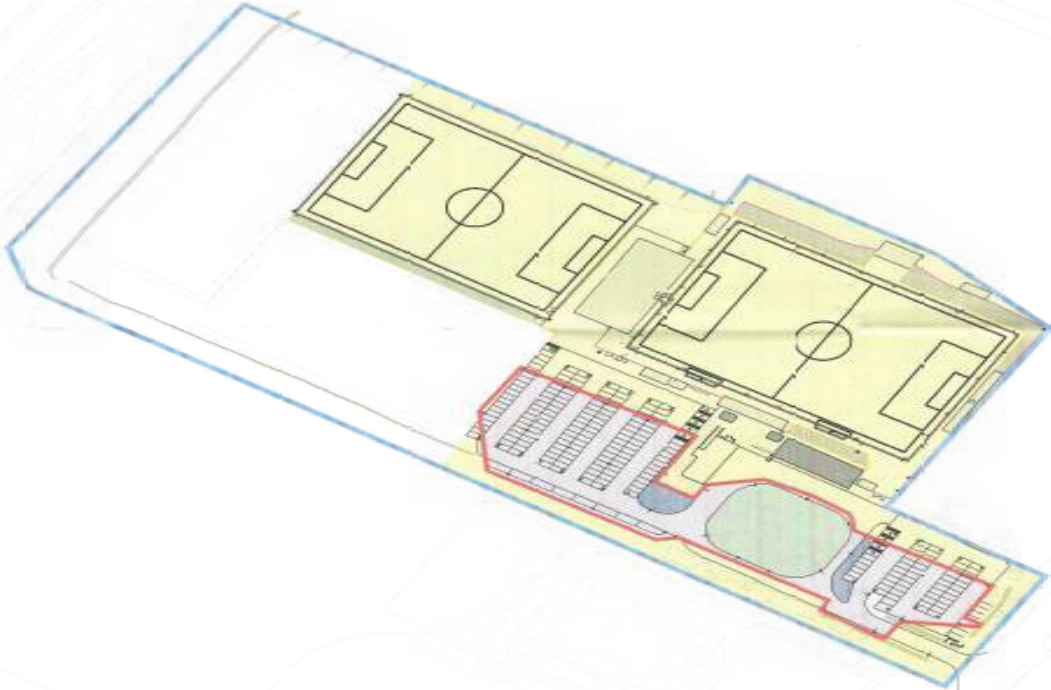


Committee Application

Development Management Report	
Application ID: LA04/2018/1457/F	Date of Committee: 16 October 2018
Proposal: Installation of 6m high amenity lighting to carpark	Location: Recreational Grounds at 'Blanchflower Playing Fields' Holywood Road, Belfast, BT4
Referral Route: Belfast City Council Land Owner	
Recommendation: Approval	
Applicant Name and Address: Harland & Wolff Welders FSC 18-20 Dee Street Belfast BT4 1FF	Agent Name and Address: WDR & RT Taggart Laganwood House, Newforge Lane Belfast BT9
<p>Executive Summary:</p> <p>Planning permission is sought for the installation of 6m high amenity lighting to a carpark at Blanchflower Playing Fields.</p> <p>The site is located at Blanchflower Playing Fields on the Holywood Road, Belfast. The site is located within a mixed use area with playing fields adjacent to the site and a number of two and three storey office blocks opposite the site.</p> <ul style="list-style-type: none"> • No representations have been made in relation to application. <p>Recommendation Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

- | | |
|------------|--|
| 1.0 | <p>Description of Proposed Development</p> <p>The proposal is for the installation of 6m high amenity lighting to a carpark which currently provides parking to The Blanchflower Playing Fields on Holywood Road. There will be a total of 33 galvanised amenity lighting columns which will be 6m in height positioned throughout the carpark.</p> |
| 2.0 | <p>Description of Site</p> <p>The site is located within the urban area of Belfast. The site encompasses an irregular portion of land located off Holywood Road. The land is currently used as a carpark to facilitate the Blanchflower Playing fields which are located adjacent to the site. There are a rectangular portion of green space located within the carpark with a number of tall trees planted. There are a number of other trees sporadically positioned on the site with a number situated on the boundary of the site. The site has been subject to a previous application Z/2014/1774/F which also encompassed the playing fields to the East and North of the site, permission was granted on this application on 1st August 2016. This application was for a new clubhouse and tiered seating area, 200 seat stand, and alterations to existing standing area with new 3G surfaces to existing pitches including floodlights, dugouts, fencing, security tower, turnstiles, toilet blocks & associated ground works. A more recent application LA04/2018/0020/F has been submitted which proposes amendments to the football stand (510 seat) and clubhouse with new standing terrace and toilet blocks. This application is currently under consideration.</p> <p>The site is located within a mixed use area with playing fields located either side of the site, with a number of two and three storey office blocks opposite the site.</p> |

Planning Assessment of Policy and other Material Considerations	
3.0	Site History <ul style="list-style-type: none"> • Z/2002/0449/F Blanchflower Park Holywood Road Belfast Proposed 5-A-side football facility with associated car parking, pavilion, boundary fencing, flood lighting and relocation of electricity substation. APPLICATION WITHDRAWN • Z/2002/0450/F Blanchflower Park Holywood Road Belfast Proposed fast food unit with associated car parking APPLICATION WITHDRAWN • Z/2014/1774/F Blanchflower Playing Fields, Holywood Road, BT4 1NU, New clubhouse and tiered seating area, 200 seat stand, and alterations to existing standing area. New 3G surface to existing pitches including floodlights, dugouts, fencing, security tower, turnstiles, toilet blocks & associated ground works PERMISSION GRANTED • LA04/2018/0020/F Blanchflower Playing Fields, Holywood Road, BT4 1NU, New 510 seat football stand and clubhouse with new standing terrace and toilet blocks. UNDER CONSIDERATION • LA04/2018/1698/NMC Blanchflower Playing Fields, Holywood Road, Belfast, BT41GU. Non material change Z/2014/1774/F NON MATERIAL CHANGE REFUSED
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	(Draft) Belfast Metropolitan Area Plan 2015 Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
4.3	Existing Open Space
4.4	Strategic Planning Policy Statement (SPPS)
4.4.1	Core Planning Principals
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.1	Environmental Health - Content
6.2	George Best Belfast City Airport. – Content – Informatives.
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. No letters of representation have been received.
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	The site is located within the settlement development limit for Belfast as designated by the draft Belfast Metropolitan Plan 2015. There are a number of surrounding land uses in the area with offices opposite the site and playing fields adjacent to the site.

9.2	Section 45 (1) of the Planning Act (Northern Ireland) 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. The site is located within the urban area of Belfast. 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.
9.3	The site is zoned as an area of existing open space within draft BMAP and is zoned as lands reserved for landscape, amenity or recreation use within BUAP. The site also fronts onto an arterial route within draft BMAP.
9.3	<p>The SPPS provides a regional framework of planning policy that will be taken account of in the preparation of Belfast City Council's Local Development Plan (LDP). At present, the LDP has not been adopted therefore transitional arrangements require the council to take account of the SPPS and existing planning policy documents, with the exception of PPS 1, 5 and 9. The SPPS states that planning authorities should contribute positively to health and well-being through safeguarding and facilitating quality open space, sport and recreation.</p> <p>The site is zoned within draft BMAP as an area of existing open space therefore the proposal is considered to facilitate and safeguard the quality of this open space. The proposed car park lighting is also considered to provide a safe and secure environment for those who will be using the carpark when availing of the open space and playing fields.</p> <p>This is compliant with Paragraph 4.8 within the SPPS in that it will facilitate the provision of quality and safe open space which will promote healthy living. The proposal is also considered to be in compliance with the Good Design paragraphs of the SPPS 4.23-4.30 in that the lighting columns are of an appropriate scale and compatible with the surrounding area.</p>
9.19	<p>Environmental Health have been consulted and offer no objection to the proposal following correspondence with the agent regarding the specification of the proposed lighting. GBBCA were also consulted and have suggested an informative with regard to light spill and construction cranes.</p> <p>Having regard to the policy context above, the proposal is considered acceptable, and planning permission is recommended subject to a number of conditions.</p>
10.0	<p>Summary of Recommendation: Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions. Delegated authority is sought to approve the application with conditions.</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="padding-left: 40px;">Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>Informative</p> <ol style="list-style-type: none"> 1. Please see AOA Advice Note 2 'Lighting near Aerodromes' for further information on lighting which should minimise vertical light leakage thereby avoiding glare to aircraft & not be of a pattern which would cause a pilot confusion with airfield lighting. 2. Please notify BCA of any cranes over 10m to be used in the construction by completing

	a BCA Crane Permit application form (BCA/F/020) available from safeguarding@bca.aero .
Notification to Department (if relevant) N/A	
Representations from Elected members: No representations have been made from elected members	

ANNEX	
Date Valid	21 st June 2018
Date First Advertised	13 th July 2018
Date Last Advertised	13 th July 2018
Date of Last Neighbour Notification	29/06/2018
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title 01- 01- Location Plan, 02- 02- Proposed Location Map 03- 03- Lighting Column Elevation 04- 04A- Carpark Lighting	