

Case Officer Report

Site Location Plan

Development Management Officer Report Committee Application

Summary

Application ID: LA04/2018/2577/F	Date of Committee: 11 December 2018
Proposal: Full application for a public square to include; erection of boundary fences (2.2m & 1.1m high) & pedestrian gates gabion retaining walls and associated hard & soft landscaping.	Location: Pairc Lamh Dhearg 168 Upper Springfield Road Belfast BT17 0LZ.
Referral Route: Applicant in receipt of funding from Belfast City Council	
Recommendation:	Approval
Applicant Name and Address: Hannahstown Community Association 23 Hannahstown Hill Belfast BT17 0LT	Agent Name and Address: MWA Partnership Ltd. Landscape Architects. Parkway Studios 232-240 Belmont Road Belfast

Executive Summary:

Planning Permission is sought for environmental improvements to a 0.08-hectare space within the curtilage of the existing Gaelic football grounds to create a public meeting space enclosed by boundary fences.

The space is to be located on lands within the Lamh Dhearg Gaelic Grounds and set behind a palisade fence which bounds the Gaelic Athletic Club grounds frontage with the Upper Springfield Road. The lands are currently an area of grass and hardstanding and will share the access into the Club's grounds. On the other side of the access is a Children's play park. The space proposed will create a circular seating area around a central space with benches; hard and soft landscaping is proposed to create an attractive meeting place for the community.

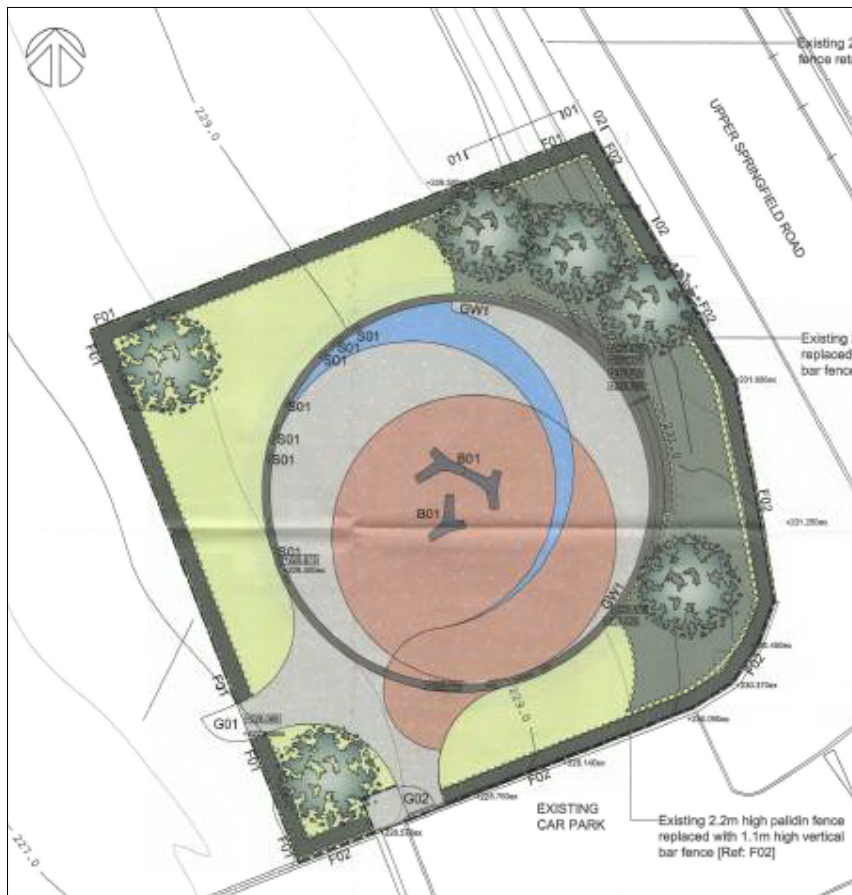
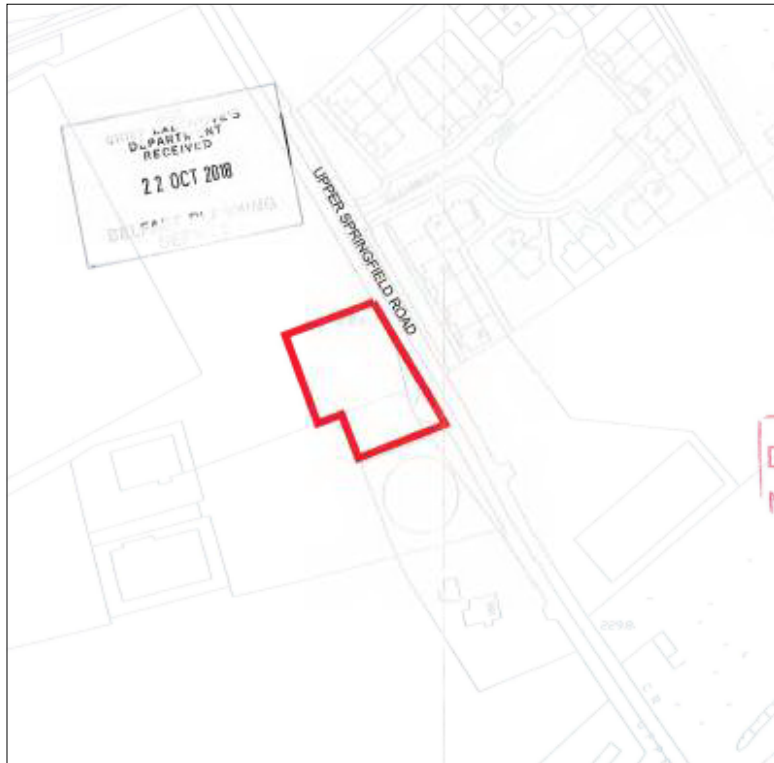
The key issues to be considered are:

- Principle of development;
- Local amenity
- Access, Parking, Transport

The principle of development and the proposed use as a recreational space for the community is existing in the wider sports grounds and the new meeting space will continue that community and recreational use without detrimental impact on residential amenity. The new space will soften an existing area of grass and hardstanding and create an attractive meeting space for the community. No representations have been received in relation to the application.

Recommendation

Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions.



Characteristics of the Site and Area

1.0	<p>Description of Proposed Development</p> <p>Planning Permission is sought for environmental improvements to create a public meeting space within the grounds of the Gaelic football club. Circular hard landscaping will form a central circle which will be enclosed by seating in the form of gabion baskets creating an amphitheatre with seating benches in the centre. The central circle will be surrounded by soft landscaping and enclosed by boundary fences (2.2m and 1.1m in height) with pedestrian gates leading to the existing car park and surrounding lands.</p>
2.0	<p>Description of Site</p> <p>The site is located at Pairc Lámh Dhearg on lands at 168 Upper Springfield Road. The site is positioned to the front of the sports pitch and north of the clubs existing car park. It is set behind an existing paladin fence which separates the grounds from the Upper Springfield Road. A children's play park lies on the opposite side of the clubs access.</p> <p>The site faces residential dwellings across the road at Glenmeen Close.</p> <p>The immediate area is defined by residential development to the north east, a breakers yard to the east and a sports ground to the south-west all set within the wider countryside.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <ul style="list-style-type: none"> • S/2012/0008/F Lamh Dhearg CLG, Pairc Lamh Dhearg, Upper Springfield Road, BT17 0LZ, Proposed new children's play park and associated parking. PERMISSION GRANTED 24.01.2013 • S/2010/1054/F Pairc Lamh Dhearg, Upper Springfield Road, Belfast, BT17 0LZ, Proposed New 3G synthetic training surface 80x40m with perimeter fencing path and floodlighting. PERMISSION GRANTED 11.03.2011 • S/2008/1198/F Pairc Lamh Dhearg, Upper Springfield Road, Belfast, BT17 0LU. Construction of new 3G Pitch. PERMISSION GRANTED 24.09.2009 • S/1991/0174 Lamh Dhearg G A C Hannahstown Belfast Covered Stand to Recreation Pitch PERMISSION GRANTED
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	<p>(Draft) Belfast Metropolitan Area Plan 2015</p> <p>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.</p>
4.3	Regional Development Strategy 2035
4.4	Strategic Planning Policy Statement 2015
4.5	<p>Planning Policy Statement 3 - Access, Movement and Parking</p> <p>Planning Policy Statement 8 - Open Space, Sport and Outdoor Recreation</p> <p>Planning Policy Statement 21- Sustainable Development in the Countryside</p>

5.0	Statutory Consultees Responses
5.1	Transport NI – No Objection
6.0	Non Statutory Consultees Responses
6.1	None
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press and no representations have been received
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> - Principle of development; - Local amenity - Access, Parking, Transport
9.3	<p>Principle of Development</p> <p>The local plan shows the application site is within the countryside in an area of high scenic value. As such the policy provisions of PPS 21 Sustainable Development in the Countryside apply. Policy CTY 1 states that there are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. This includes, amongst others, outdoor sport and recreational uses in accordance with PPS 8 or a necessary community facility to serve the local rural population. The development proposed is considered to fall across both categories as it is adjacent to a sports ground and play park and will complement the recreational and sporting provision which these existing facilities provide to the local community. The provisions of PPS 8 also fall to be considered. Policy OS 1 of PPS 8 states that development resulting in the loss of existing open space or land zoned for the provision of open space is not permitted, irrespective of its physical condition and appearance. However, an exception will be permitted where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space. The application site is within the main sports club's existing recreational grounds; the proposal will retain the use of the land as recreation, enhancing it and providing local amenity in the form of seating areas and landscaped green space. Therefore, the development preserves and enhances the local amenity provided by the existing open space, and will provide community benefits.</p>
9.4	The proposal complies with Policy OS 1 of PPS 8 and policy CTY 1 of PPS 21.
9.5	The principle of development of this recreational space for use by the local community is considered acceptable.
9.6	<p>Local Amenity</p> <p>With regard to visual amenity Paragraphs 4.23 – 4.30 within the SPPS relate to good design. Paragraph 4.26 states that particular weight should be given to the impact of development on the character of areas recognised for their landscape value.</p>
9.7	The application is within an area designated as being of high scenic value. The proposal is considered to be of good design providing quality landscaping and public amenity space. The proposal is not unduly prominent within the context of the surrounding area, and is complimentary to the existing sports ground and children's play park.
9.8	Overall, the application is considered to conform to the good design principles contained within

9.9 9.10	<p>the SPPS.</p> <p>No representations from neighbours have been received. The proposal incorporates a relatively small area of 0.08 hectares within the wider recreational grounds. There are houses located across the road at Glenmeen Close however given the 30m separation distance and intervening road it is not considered that the proposal will have any detrimental impact on its neighbours. The new space will be publicly accessible and will be used during day time hours by visitors to the play park and sports grounds.</p> <p>Access, Parking, Transport The public space will utilise the Gaelic football clubs existing access and car park off the Upper Springfield Road which is also used by visitors to the children's play park. Two pedestrian gates will provide access into the space from the wider grounds. The improved space will be utilised by existing visitors to the sports ground and play park and will not generate any additional traffic. The proposal will provide a quality space for the existing community and as such the existing access and car park are considered adequate. Transport NI have been consulted and have no objection to the development proposal.</p>
10.0	Summary of Recommendation: Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions listed in Section 11 of the report with the final wording of conditions to be agreed
11.0	Conditions 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. Reason: Time Limit.

ANNEX	
Date Valid	22nd October 2018
Date First Advertised	9th November 2018
Date Last Advertised	9 th November 2018
Details of Neighbour Notification (all addresses) The Owner/Occupier, 33 Glenmeen Close, Hannahstown, Belfast, Antrim, BT17 0PA, The Owner/Occupier, 34 Glenmeen Close, Hannahstown, Belfast, Antrim, BT17 0PA, The Owner/Occupier, 35 Glenmeen Close, Hannahstown, Belfast, Antrim, BT17 0PA, The Owner/Occupier, 36 Glenmeen Close, Hannahstown, Belfast, Antrim, BT17 0PA,	
Date of Last Neighbour Notification	9th November 2018
Drawing Numbers and Title	
<p>Drawing No. 01 Type: Location Plan</p> <p>Drawing No. 02 Type: Landscape Proposals</p> <p>Drawing No. 03 Type: Seating Detail</p>	