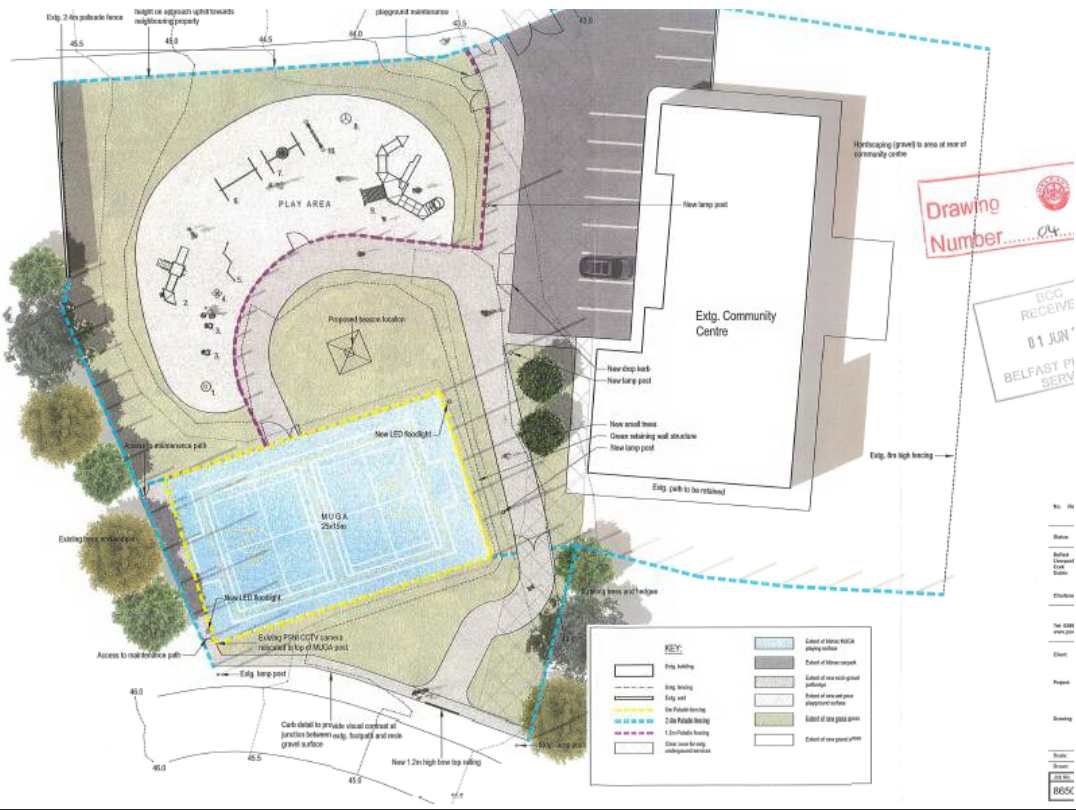


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date: 15 January 2019</b>	
<b>Application ID:</b>	LA04/2018/1611/F
<b>Proposal:</b> Replace existing fencing, floodlighting, new MUGA, new playground area, upgrade car park surface and new paths	<b>Location:</b> Navarra Place Newtownabbey Belfast BT36 7JX
<b>Referral Route: Applicant is Belfast City Council</b>	
<b>Recommendation: Approve subject to conditions</b>	
<b>Applicant Name and Address:</b> Belfast City Council Property and Projects Department Cecil Ward Building 4-10 Linenhall Street Belfast BT2 8BP	<b>Agent Name and Address:</b> Povall Worthington Unit 1 405 Holywood Road Belfast BT4 2GU
<p><b>Executive Summary:</b></p> <p>The application seeks full permission to introduce new surfaces throughout the existing community facility including a new MUGA (multi-use games area), new play area, upgraded carpark surface, new pathways and changes to the level of grass areas to allow for level play surfaces. Fencing is to be introduced around the MUGA and to be replaced on part of the site boundary. A new floodlight is proposed for the MUGA and a light/lamp post to light up a pathway.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• The potential impact of the upgrade of the facility on residential amenity.</li> </ul> <p>The application site lies within the development limits for Belfast and is located on 'white land' in dBMAP 2015. The proposal complies with the Development Plan and relevant policy.</p> <p>DfI Roads, Environmental Health, NI Water and Rivers Agency have no objections to the application.</p> <p>No third party objections have been made.</p> <p>The scheme is visually acceptable and it is not considered that the intensification of light or noise at the playground would result in unacceptable harm to the residential amenity of neighbouring properties.</p> <p>It is recommended that the application is approved subject to conditions.</p>	

# Case Officer Report

## Site Location Plan



<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<p><b>Description of Site</b></p> <p>The site is bounded by Ballyroney Hill to the north, Serpentine Road to the south and residential properties to the east and west. There is heavy landscaping on both the eastern and western boundaries of the site.</p> <p>On the boundary with the Serpentine Road there is a high mesh fence (approx. 6m) and further secure corrugated iron fencing. This boundary has a function as a 'peace line'. There is PSNI CCTV camera currently on a lamp-post outside the red line of the site on the Serpentine Road. (This camera is to be relocated to the top of a proposed MUGA flood light).</p> <p>The facility also has a boundary with Ballyroney Hill which runs through the White City estate. Security at this boundary is more relaxed, with a 1.2m palisade fencing in place. There is access through the site from the Serpentine Road, which is currently not obvious to passers-by.</p> <p>The community facility in place is made up of a community building with parking for 10 cars, a grass area for playing football etc., and a play area for younger children with swings and a seesaw. The community building is fenced off from the area for play. Access for cars is only available from the Ballyroney Hill.</p>
<b>2.0</b>	<p><b>Description of Proposed Development</b></p> <p>An upgrade of the community facility at Navarra Place is proposed. It is proposed to remove the high security fencing in place on the boundary with the Serpentine Road and open up the site, making it more accessible. Redevelopment of the site is to include:</p> <ul style="list-style-type: none"> <li>•a bitmac MUGA play surface</li> <li>•a bitmac carpark</li> <li>•new resin gravel pathways</li> <li>•new wet pour play surface area</li> <li>•new grass area</li> <li>•new gravel areas</li> </ul> <ul style="list-style-type: none"> <li>•A 6m ball stop fence is proposed to enclose the MUGA</li> <li>•2.4m paladin fencing will be put in place on the boundary of the site with neighbouring properties at 85-91 &amp; 93 Serpentine Road</li> </ul> <ul style="list-style-type: none"> <li>•2 x 9m MUSCO 400W high mast LED flood lights will be introduced close to the boundary with no.93 Serpentine Road and in the corner of the MUGA diagonally opposite. The flood lights will be angled to minimise light spill.</li> </ul> <ul style="list-style-type: none"> <li>•Relocation of PSNI CCTV camera</li> </ul>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<p><b>Site History</b></p> <p><b>Z/1999/2482/F</b> Proposed community centre (single storey structure) Granted.</p>

	<b>Z/2000/2670/F</b> Development comprising a junior play area and a 5-a-side football pitch/basketball court enclosed within a 6m high ball stop fence(pitch will be floodlit). The full extent of the pitch will be finished in bitmac with a dwarf brick wall and decorative railings along the frontage. The scheme will also include senior play equipment and traffic calming measures along Ballyrone Hill. Granted 07.07.2004
<b>4.0</b>	<b>Policy Framework</b>
	Belfast Urban Area Plan Draft Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement (Northern Ireland) Planning Policy Statement 15 – Planning and Flood Risk Planning Policy Statements 8 – Open Space, Sport and Outdoor Recreation Planning Policy Statement 3 – Access, movement and parking.
<b>5.0</b>	<b>Statutory Consultees Responses</b>
	Dfl Roads - no objection
	Dfl Rivers was consulted as NI flood maps indicated that there may be surface water issues nearby. DFI Rivers are satisfied the proposal will not give rise to flooding problems. Furthermore, the area of hardstanding is less than 1000sqm so a drainage assessment is not required.
<b>5.1</b>	<b>Non Statutory Consultees Responses</b>
	BCC Environmental Health (EH) BCC were concerned that the playground is in close proximity to residential dwellings. A noise impact assessment and light spill assessment were requested and submitted to EH for approval. EH are satisfied that the level of noise and light will not be problematic for local residents.
<b>6.0</b>	<b>Representations</b>
	The application has been neighbour notified and advertised in the local press. No representations were made with regard to this proposal.
	<b>Other Material Considerations</b> N/A
<b>8.0</b>	<b>Assessment</b>
<b>9.1</b>	Principle of Development In 2004 planning application Z/2000/2670/F - 'development comprising a junior play area and a 5-a-side football pitch/basketball court enclosed within a 6m high ball stop fence (pitch will be floodlit), was approved. This application was fully implemented. The use of the land as a playground/community facility has already been established, and so the principle of this development is acceptable.
<b>9.2</b>	Impact on residential amenity The site has residential dwellings on all sides. Properties to the east of the site will not be impacted by the proposed changes as there will be no intensification of noise or light at this side of the space.

	<p>Properties at 93 Serpentine Road &amp; 2 Ballyroney Hill, are more likely to be affected. It is on the western boundary where intensification problems of both light and noise could arise. Heavy landscaping currently in place on this boundary helps mitigate against potential intensification of noise and light spill, But to ensure neighbours are not affected further Environmental Health team at BCC requested light spill and noise impact surveys to be carried out .</p> <p>A lighting report has been submitted which details vertical and horizontal luminance levels. The floodlighting plan demonstrates that the light spill into neighbouring properties would be within acceptable levels for a suburban environment in line with guidance contained within the Institute of Lighting Professionals (ILP) Guidance Notes for Reduction of Obtrusive Light. In addition, a condition has been recommended to control the hours of operation of the floodlights. BCC Environmental Health (the relevant authority to comment on effects of floodlighting) have no objection. The proposed floodlighting columns would have no greater impact visually than a street lighting column, as such it is considered that the proposed floodlighting would not have an unacceptable impact on visual amenity or character of the area given the surrounding urban context.</p> <p>The agent advised that the floodlights are not be used after 10pm on any evening. On this basis, it is not considered that the intensification light at the playground would result in unacceptable harm to the residential amenity of neighbouring properties.</p> <p>With regard to the potential increase of noise at the facility and the potential harmful impact it may have on residents, a noise impact assessment and supporting statement have been submitted. The agent clarifies that the MUGA and play area is intended to be used for informal play with children from the local area being the primary users. As such there would be no whistle blowing, coaches shouting or noise associated with ball and stick sports. Environmental health are satisfied that intensification of noise will not give rise to a negative impact on residential amenity, subject to conditions.</p>
9.3	<p><b>Design</b> The 'peace line' security fencing is to be removed and the play facility is to be visible and accessible to both communities on the Serpentine Road and White City. A new grass area will be in place of the peace wall, with low kerbing defining the boundary of the site on the Serpentine Road. In terms of visual amenity, the proposed is a big improvement on what is in situ. Upgrading the MUGA and play area also contributes to improved residential and visual amenity.</p> <p>In light of the above, the proposal is considered to have a positive impact on the amenity of neighbouring properties in accordance with PPS8 and the SPPS.</p>
10.0	<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.</p>
11.0	<p><b>Summary of Recommendation: Approval subject to conditions</b></p>
12.0	<p><b>Conditions:</b> 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.</p>

	<p>2. Prior to the commencement of operation of the proposed MUGA pitch the mitigation measures as outlined the Lester Acoustic Report ref:MRL/1287/L01 Rev 1 dated 14th December 2018 shall be implemented. Reason In the interest of Residential Amenity</p> <p>3. The proposed Paladin Weldmesh fencing to the MUGA pitch detailed in the Lester Acoustic Report ref:MRL/1287/L01 Rev 1 dated 14th December 2018 shall be implemented. shall be attached to the support framework by means of resilient fixings so as to avoid vibrations. Reason; In the interests of residential amenity</p> <p>4. An acoustic fence, details of which are set out in the Lester Acoustic Report ref:MRL/1287/L01 Rev 1 dated 14th December 2018 shall be erected between the boundary of the MUGA pitch and the closet dwelling (93 Serpentine Road). The fence shall have no holes or gaps and shall have a surface weight of at least 6kg/m2 and height of 2.4m Reason: Reason: Protection of Residential Amenity</p> <p>5. Prior to the commencement of operation of the proposed MUGA Pitch an artificial lighting scheme in line with the ISD Light Impact Assessment ref: 2258/AMcH shall be installed. The lighting scheme shall comply with the pre curfew obtrusive light limitations for external lighting for Environmental Zone 3 as outlined in section 2D table 2 of the ISD report. Reason: In the interests of residential amenity</p> <p>6. The MUGA pitch shall not be used outside the following times: 07:00 – 22:00 Monday to Friday, 08:00 – 10:00 Saturday; 10:00- 18:00 on Sundays and public holidays.  Reason: Protection of Residential Amenity</p>
<b>Notification to Department (if relevant)</b> N/A	
<b>Representations from Elected members:</b> none	
<b>ANNEX</b>	
<b>Date Valid</b>	20th September 2018
<b>Date First Advertised</b>	5th October 2018
<b>Date Last Advertised</b>	

**Details of Neighbour Notification (all addresses)**

The Owner/Occupier,  
 1 Ballyroney Hill, Newtownabbey, Antrim, BT36 7JT,  
 The Owner/Occupier,  
 1 Mulderg Drive, Newtownabbey, Antrim, BT36 7JY,  
 The Owner/Occupier,  
 12 Serpentine Gardens, Newtownabbey, Antrim, BT36 7EZ,  
 The Owner/Occupier,  
 14 Serpentine Gardens, Newtownabbey, Antrim, BT36 7EZ,  
 The Owner/Occupier,  
 16 Serpentine Gardens, Newtownabbey, Antrim, BT36 7EZ,  
 The Owner/Occupier,  
 18 Serpentine Gardens, Newtownabbey, Antrim, BT36 7EZ,  
 The Owner/Occupier,  
 2 Ballyroney Hill, Newtownabbey, Antrim, BT36 7JT,  
 The Owner/Occupier,  
 2 Kernan Drive, Newtownabbey, Antrim, BT36 7XG,  
 The Owner/Occupier,  
 2 Mulderg Drive, Newtownabbey, Antrim, BT36 7JY,  
 The Owner/Occupier,  
 20 Serpentine Gardens, Newtownabbey, Antrim, BT36 7EZ,  
 The Owner/Occupier,  
 22 Serpentine Gardens, Newtownabbey, Antrim, BT36 7EZ,  
 The Owner/Occupier,  
 24 Serpentine Gardens, Newtownabbey, Antrim, BT36 7EZ,  
 The Owner/Occupier,  
 26 Serpentine Gardens, Newtownabbey, Antrim, BT36 7EZ,  
 The Owner/Occupier,  
 28 Serpentine Gardens, Newtownabbey, Antrim, BT36 7EZ,  
 The Owner/Occupier,  
 3 Ballyroney Hill, Newtownabbey, Antrim, BT36 7JT,  
 The Owner/Occupier,  
 85 Serpentine Road, Newtownabbey, Antrim, BT36 7JG,  
 The Owner/Occupier,  
 87 Serpentine Road, Newtownabbey, Antrim, BT36 7JG,  
 The Owner/Occupier,  
 89 Serpentine Road, Newtownabbey, Antrim, BT36 7JG,  
 The Owner/Occupier,  
 91 Serpentine Road, Newtownabbey, Antrim, BT36 7JG,  
 The Owner/Occupier,  
 92 Serpentine Road, Newtownabbey, Antrim, BT36 7JG,  
 The Owner/Occupier,  
 93 Serpentine Road, Newtownabbey, Antrim, BT36 7JG,  
 The Owner/Occupier,  
 94 Serpentine Road, Newtownabbey, Antrim, BT36 7JG,  
 The Owner/Occupier,  
 96 Serpentine Road, Newtownabbey, Antrim, BT36 7JG,  
 The Owner/Occupier,  
 Community Centre, 1 Mulderg Drive, Belfast, Antrim, BT36 7JY,

<b>Date of Last Neighbour Notification</b>	10th October 2018
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	Yes /No
<b>Planning History</b>	
<p>Ref ID: Z/1990/2791          Proposal: Construction of 58 dwellings          Address: 9-15 PORTMORE HILL,5-11 MERSTON GARDENS,2-8 BALLYRONEY HILL,1-27 GARTON WAY,6-8 BRESK HILL,9-22 LARA          Decision:          Decision Date:</p> <p>Ref ID: U/2011/0213/F          Proposal: Erection of a Dwelling          Address: 5 Main Street, Finaghy, Belfast,          Decision:          Decision Date:</p> <p>Ref ID: Z/1974/0261          Proposal: ROOF SPACE CONVERSION          Address: 93 SERPENTINE ROAD          Decision:          Decision Date:</p> <p>Ref ID: Z/1999/2482          Proposal: Proposed community centre (single storey structure)          Address: VACANT SITE AT NAVARRA PLACE, BELFAST BT36          Decision:          Decision Date:</p> <p>Ref ID: Z/2000/2670/F          Proposal: Development comprising a junior play area and a 5-a-side football pitch/basketball court enclosed within a 6m high ball stop fence(pitch will be floodlit). The full extent of the pitch will be finished in bitmac with a dwarf brick wall and decorative railings along the frontage. The scheme will also include senior play equipment and traffic calming measures along Ballyroney Hill.          Address: The site is located at Navarra Place, White City, Newtownabbey. The North boundary of the site is bounded by Ballyroney Hill. The South boundary is bounded by the Serpentine Road.          Decision:          Decision Date: 07.01.2004</p>	



Ref ID: Z/2001/3063/F  
 Proposal: Single storey extension to rear  
 Address: 91 Serpentine Road Belfast  
 Decision:  
 Decision Date: 23.01.2002

Ref ID: Z/1999/2032  
 Proposal: Construction of a single storey community centre  
 Address: VACANT LAND (PREVIOUSLY USED AS MIXED SHOPS AND FLATS WITH LOCK-UP GARAGES) NAVARRA PLACE BELFAST  
 Decision:  
 Decision Date:

Ref ID: Z/2004/2491/F  
 Proposal: Single storey rear extension to dwelling.  
 Address: 14 Serpentine Gardens, Green Castle, Newtownabbey, Northern Ireland, BT36 7EZ  
 Decision:  
 Decision Date: 13.01.2005

Ref ID: Z/2003/2104/A41  
 Proposal: Single storey bathroom extension to rear of dwelling including alterations to existing kitchen  
 Address: 20 Serpentine Gardens, Newtownabbey, BT36 7EZ  
 Decision:  
 Decision Date:

Ref ID: LA04/2018/1611/F  
 Proposal: Replace existing fencing, floodlighting, new MUGA, new playground area, upgrade car park surface and new paths  
 Address: Navarra Place, Newtownabbey, Belfast, BT36 7JX,  
 Decision:  
 Decision Date:

**Summary of Consultee Responses**

**Drawing Numbers and Title**

**Notification to Department (if relevant)**

Date of Notification to Department:  
 Response of Department: