

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19/02/19	Item Number:
Application ID: LA04/2018/1890/F	Target Date:
Proposal: Upgrade to open space to allow for more diverse recreational uses, introduction of a new playground, and an upgrade to path network.	Location: Open space west of Stewartstown Road and south of Pantridge Road Belfast
Referral Route: Major application, and BCC is applicant	
Recommendation: Approval	
Applicant Name and Address: Belfast City Council 9 Adelaide Adelaide Street Belfast BT2 8DJ	Agent Name and Address: Paula Gillan 10th Floor The Clarence West Building 2 Clarence Street West Belfast BT2 7GP
<p>Executive Summary: This application seeks full permission for the upgrade to the existing open space to allow for more diverse recreational uses, introduction of a new playground, and an upgrade to the path network.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - principle of use on the site - design and layout - impact on natural heritage - access, movement, parking and transportation, including road safety - impact on built heritage - flood risk - landscaping <p>The site displays green spaces, pathways and large mature trees. The site is zoned as an area of open space and partially within a local landscape policy area (LLPA) as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015. The site is unzoned white land within the Belfast Urban Area Plan 2001 (BUAP).</p> <p>The proposal has been assessed against and is considered to comply with the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP), Draft Belfast Metropolitan Area Plan 2015 (BMAP), Planning Policy Statement 2, Planning Policy Statement 3, Planning Policy Statement 6, Planning Policy Statement 8, Planning Policy Statement 13, and Planning Policy Statement 15.</p> <p>BCC Environmental Health, Northern Ireland Water Ltd, DFI HED Historic Monuments and DFI Rivers Agency, have raised no issues of concern and the proposal is considered acceptable. At the time of writing responses from DFI Roads Service, BCC tree officer and DAERA Natural Environment Division are outstanding.</p>	

Accordingly, it is recommended that delegated authority is given to the Director of Planning and Building Control to grant planning permissions with conditions subject to satisfactory resolution of these outstanding matters.

Case Officer Report

Site Location Plan



Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Characteristics of the Site and Area

1.0 Description of Proposed Development

Upgrade to open space to allow for more diverse recreational uses, introduction of a new playground, and an upgrade to path network.

2.0 Description of Site

The site is a large area of open space west of Stewartstown Road and south of Pantridge Road. The site rises in level from the Stewartstown Road towards the rear of the site (adjacent to Laurel Bank). The site is characterised by green spaces, pathways and large mature trees. The site is zoned as an area of open space and partially within a local landscape policy area (LLPA) as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015. The site is unzoned white land within the Belfast Urban Area Plan 2001 (BUAP).

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

3.1 There is relevant planning history under application reference S/2015/0025/O "Proposed new Town Centre comprising of a multi purpose community building, Belfast Rapid Transit Hub Building, Health Centre, Leisure Centre, Post Primary School, Residential, Retail (Class A1), financial/professional services (class A2) and business (Class B1) uses including a town square, recreational sports pitches, sports pavilions, formal play area and public park, public open space, landscaping, a pedestrian/cycle 'green' bridge, footpaths, road infrastructure and environmental improvements and car parking including a park and ride facility" which included the site. This was granted permission on 05/07/16. There is also planning history adjacent to the site under application reference LA04/2017/2050/F for "Revisions to previously approved signalised access to Colin Park (LA04/2016/0430/F) remove left turn island and lane (Southbound)" which was granted permission on 19/12/17.

3.2 Since this proposal falls under the category of Major Development, Pre Application Community Consultation was carried out under the planning reference LA04/2018/0221/PAN. Feedback given was generally positive relating to the proposal.

4.0 Policy Framework

4.1 (Draft) Belfast Metropolitan Area Plan (BMAP) 2015, Draft Belfast Metropolitan Area Plan 2004 and Belfast Urban Area Plan 2001 (BUAP)

4.2 Strategic Planning Policy Statement (SPPS)

4.3 Planning Policy Statement (PPS) 2: Natural Heritage

4.4 Planning Policy Statement (PPS) 3: Access, Movement and Parking

4.5 Planning Policy Statement (PPS) 6: Planning, Archaeology and the Built Heritage

4.6 Planning Policy Statement (PPS) 8: Open Space, Sport and Outdoor Recreation

4.7 Planning Policy Statement (PPS) 13: Transportation and Land Use

4.8 Planning Policy Statement (PPS) 15: Planning and Flood Risk

5.0 Statutory Consultees

5.1 DFI Roads Service– Response outstanding

5.2 Northern Ireland Water Ltd - No objection

5.3 DFI HED Historic Monuments – No objection subject to conditions

5.4 DFI Rivers Agency – No objection

5.5 DAERA Natural Heritage – Response outstanding

6.0 Non Statutory Consultees

6.1 BCC Environmental Health – No objection

6.2 BCC Landscape Officer – Response outstanding

7.0 Representations

The application has been neighbour notified and advertised in the local press. No representations were received.

8.0 Other Material Considerations

8.1 Parking Standards

9.0 Assessment

9.1 Following the recent Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. 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. The site is located inside the development limits of Belfast as shown in the draft Belfast Metropolitan Area Plan 2015.

9.2 The site is zoned as an area of open space and partially within a local landscape policy area (LLPA) as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015. The site is unzoned within the Belfast Urban Area Plan 2001 (BUAP). The proposed development is for an upgrade to the open space to allow for more diverse recreational uses, introduction of a new playground, and an upgrade to the path network.

9.3 The key issues are:

- principle of use on the site
- design and layout
- impact on natural heritage
- access, movement, parking and transportation, including road safety
- impact on built heritage
- flood risk
- landscaping

9.4 Principle of use on the site

The site is within the development limits of Belfast in BUAP, Draft BMAP and the version of BMAP purported to be adopted. Policy OS 1 of PPS 8 states there is a general presumption against the loss of open space to competing land uses. Annex A of same PPS defines 'open space' and a range of uses that are of public value and offer important opportunities for sport and outdoor recreation. The existing use of the site falls within A2 (iii) as amenity green space, a communal green space within housing. The proposed development does not represent a change of use, but is an upgrade, and will fulfil a need in the area and promote health and well-being. It is considered that the proposed upgrade will represent a more productive use of the site and is acceptable in principle, subject to the consideration and resolution of planning and environmental matters.

9.5 Design and layout

The proposal displays the main access for pedestrians and disabled car users as well as, two other pedestrian accesses from the Stewartstown Road. The various areas of the open space are designed to work with the existing site levels and features, including existing pathways and wetland areas. The site incorporates recreational areas as well as educational spaces. The proposed works are visually complementary to the current use of the site and would not have a harmful impact on the character or appearance of the area.

9.6 Impact on natural heritage

A Preliminary Ecological Appraisal and Bat Activity Survey (both dated October 2017) were submitted as part of the application. DAERA NED were consulted regarding any potential impact the proposal could cause on any natural heritage on or surrounding the site. They raised concerns that the bat activity survey lacked information. Clarification was sought with the Agent who submitted additional information. Although at the time of writing NED's response is outstanding, correspondence between the Agent and NED directly indicated they were satisfied the additional information addressed their concerns. They indicated they would be suggesting the submission of a bat mitigation plan and invasive species management plan be conditioned

as part of any approval. It is recommended that satisfactory resolution of this issue is delegated to the Director of Planning and Building Control.

9.7 Access, Movement, Parking and Transportation

It is proposed to widen the existing access at Stewartstown Road to allow for proposed pedestrian traffic from the proposed transport hub opposite and 4 disabled car parking spaces. There are also a number of pedestrian accesses. On consultation with DFI Roads Service, they responded on 03/12/18 requesting a number of amendments, and an additional 20 car parking spaces was requested.

9.8 The Agent submitted a Parking Survey which demonstrated two publicly owned car parks, at Laurel Glen Bar and Shops with 132 spaces and Woodbrooke Medical Practice with 26 spaces. These are both within 120m of the site and showed 80-89% and 31-58% spare capacity respectively. Therefore there appears to be more than adequate spare car parking spaces for park users. Amendments showing technical details were also submitted by the Agent and forwarded to DFI Roads Service for consultation. At the time of writing their response is outstanding but it is understood they are going to withdraw their original request for 20 car parking spaces at the site. It is recommended that satisfactory resolution of this issue is delegated to the Director of Planning and Building Control.

9.9 Impact on Built Heritage

The application site is located within the vicinity of two archaeological sites, an ecclesiastical site and a rath (ANT064:041, ANT064:002), and hence an archaeological report was submitted. This report was taken from the previous approval under S/2015/0025/O.

9.10 The southern boundary of the proposed site is in close proximity to the site of a rath which was excavated ahead of a road scheme development. Excavation of the monument revealed an extensive enclosing ditch and a substantial number of artefacts. Given the proximity of the proposal to the monument there is potential for associated below ground archaeological remains to be uncovered during construction works. Therefore HED Historic Monuments suggested conditions to be included should approval be granted. An archaeological programme of works should be submitted and agreed in writing with Planning Service prior to the commencement of any site works, to ensure that archaeological remains within the application site are properly identified, and protected, or appropriately recorded. This can be controlled by condition.

9.11 Flood Risk

Dfi Rivers Agency considered a submitted Drainage Assessment following the submission of additional information have advised they have no objection to the proposal and suggested informatives to be attached should approval be granted. The proposal therefore complies with PPS15.

9.12 Landscaping

There a large number of mature trees throughout the site and hence a landscaping plan was submitted. Following consultation with BCC landscape officers they requested a tree survey, landscaping plan showing both proposed planting and trees to be retained, a tree protection plan and an arboriculturist impact assessment. Additional information was submitted by the Agent and forwarded on for consideration. At the time of writing their response is outstanding. It is recommended that satisfactory resolution of this issue is delegated to the Director of Planning and Building Control.

9.13 Conclusion

The proposal is considered to be in compliance with the development plan.

9.14 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. The approved development will allow for more diverse recreational uses, the introduction of a new playground, and an upgrade to the path network, promoting health and well-being to the surrounding area. It is recommended that delegated authority is given to the Director of Planning and Building Control to grant planning permissions with conditions subject to satisfactory resolution of the outstanding matters set out in the report.

10.0 Summary of Recommendation: Approval with conditions

Neighbour Notification Checked: Yes

Conditions (to be finalised pending consideration of further consultation responses)

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.

2. No site works of any nature or development (other than those required to fulfil this condition) shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Council. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

ANNEX

Date Valid	29th June 2018
Date First Advertised	31st August 2018
Date Last Advertised	

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
131 Laurelbank, Dunmurry, Antrim, BT17 0RS,
The Owner/Occupier,
133 Laurelbank, Dunmurry, Antrim, BT17 0RS,
The Owner/Occupier,
135 Laurelbank, Dunmurry, Antrim, BT17 0RS,
The Owner/Occupier,
137 Laurelbank, Dunmurry, Antrim, BT17 0RS,
The Owner/Occupier,
14 Glenwood View, Dunmurry, Antrim, BT17 0QY,
The Owner/Occupier,
145 Laurelbank, Dunmurry, Antrim, BT17 0RS,
The Owner/Occupier,
147 Laurelbank, Dunmurry, Antrim, BT17 0RS,
The Owner/Occupier,
149 Laurelbank, Dunmurry, Antrim, BT17 0RS,
The Owner/Occupier,
15 Glenwood View, Dunmurry, Antrim, BT17 0QY,
The Owner/Occupier,
151 Laurelbank, Dunmurry, Antrim, BT17 0RS,
The Owner/Occupier,
153 Laurelbank, Dunmurry, Antrim, BT17 0RS,
The Owner/Occupier,
155 Laurelbank, Dunmurry, Antrim, BT17 0RS,
The Owner/Occupier,
16 Glenwood View, Dunmurry, Antrim, BT17 0QY,
The Owner/Occupier,
165 Laurelbank, Dunmurry, Antrim, BT17 0RT,
The Owner/Occupier,
167 Laurelbank, Dunmurry, Antrim, BT17 0RT,
The Owner/Occupier,
169 Laurelbank, Dunmurry, Antrim, BT17 0RT,
The Owner/Occupier,
17 Glenwood View, Dunmurry, Antrim, BT17 0QY,
The Owner/Occupier,
171 Laurelbank, Dunmurry, Antrim, BT17 0RT,
The Owner/Occupier,
173 Laurelbank, Dunmurry, Antrim, BT17 0RT,
The Owner/Occupier,
175 Laurelbank, Dunmurry, Antrim, BT17 0RT,
The Owner/Occupier,
177 Laurelbank, Dunmurry, Antrim, BT17 0RT,
The Owner/Occupier,
179 Laurelbank, Dunmurry, Antrim, BT17 0RT,

The Owner/Occupier,
18 Glenwood View,Dunmurry,Antrim,BT17 0QY,
The Owner/Occupier,
188 Stewartstown Road,Dunmurry,Dunmurry,Antrim,BT17 0LE,
The Owner/Occupier,
189 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
19 Glenwood View,Dunmurry,Antrim,BT17 0QY,
The Owner/Occupier,
190 Stewartstown Road,Dunmurry,Dunmurry,Antrim,BT17 0LE,
The Owner/Occupier,
191 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
193 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
195 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
197 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
199 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
20 Glenwood View,Dunmurry,Antrim,BT17 0QY,
The Owner/Occupier,
200a ,Stewartstown Road,Dunmurry,Dunmurry,Antrim,BT17 0LE,
The Owner/Occupier,
201 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
203 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
205 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
21 Cloona Glen,Dunmurry,Dunmurry,Antrim,BT17 0XZ,
The Owner/Occupier,
21 Glenwood View,Dunmurry,Antrim,BT17 0QY,
The Owner/Occupier,
219 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
22 Glenwood View,Dunmurry,Antrim,BT17 0QY,
The Owner/Occupier,
22 Old Colin,Dunmurry,Antrim,BT17 0AX,
The Owner/Occupier,
221 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
223 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
225 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
227 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
229 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
23 Old Colin,Dunmurry,Antrim,BT17 0AX,
The Owner/Occupier,
231 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,

233 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
235 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
237 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
239 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
24 Old Colin,Dunmurry,Antrim,BT17 0AX,
The Owner/Occupier,
241 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
243 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
245 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
247 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
249 Laurelbank,Dunmurry,Antrim,BT17 0RT,
The Owner/Occupier,
25 Old Colin,Dunmurry,Antrim,BT17 0AX,
The Owner/Occupier,
29 Glasvey Close,Dunmurry,Antrim,BT17 0EE,
The Owner/Occupier,
29 Old Colin,Dunmurry,Antrim,BT17 0AX,
The Owner/Occupier,
30 Old Colin,Dunmurry,Antrim,BT17 0AX,
The Owner/Occupier,
31 Glasvey Close,Dunmurry,Antrim,BT17 0EE,
The Owner/Occupier,
31 Old Colin,Dunmurry,Antrim,BT17 0AX,
The Owner/Occupier,
32 Old Colin,Dunmurry,Antrim,BT17 0AX,
The Owner/Occupier,
33 Glasvey Close,Dunmurry,Antrim,BT17 0EE,
The Owner/Occupier,
33 Old Colin,Dunmurry,Antrim,BT17 0AX,
The Owner/Occupier,
34 Old Colin,Dunmurry,Antrim,BT17 0AX,
The Owner/Occupier,
35 Glasvey Close,Dunmurry,Antrim,BT17 0EE,
The Owner/Occupier,
35 Old Colin,Dunmurry,Antrim,BT17 0AX,
The Owner/Occupier,
36 Old Colin,Dunmurry,Antrim,BT17 0AX,
The Owner/Occupier,
37 Glasvey Close,Dunmurry,Antrim,BT17 0EE,
The Owner/Occupier,
80 Laurelbank,Dunmurry,Antrim,BT17 0RX,
The Owner/Occupier,
Autocabs,2,208b ,Stewartstown Road,Dunmurry,Antrim,BT17 0AW,
The Owner/Occupier,
Eastwood Bookmakers,Bookmaking Office,Laurel Glen Shopping Centre,208 Stewartstown
Road,Dunmurry,Dunmurry,Antrim,BT17 0LE,
The Owner/Occupier,

George Promotions,200 Stewartstown Road,Dunmurry,Dunmurry,Antrim,BT17 0LE,
The Owner/Occupier,
Gilroy Opticians,Unit 3,Laurel Glen Shopping Centre,208 Stewartstown
Road,Dunmurry,Dunmurry,Antrim,BT17 0AH,
The Owner/Occupier,
Gordon Bell Chinese & European Hot Food Carry Out,Unit 2,Laurel Glen Shopping Centre,208
Stewartstown Road,Dunmurry,Dunmurry,Antrim,BT17 0AH,
The Owner/Occupier,
Ladbrokes Ltd,Laurel Glen Shopping Centre,208 Stewartstown
Road,Dunmurry,Dunmurry,Antrim,BT17 0LE,
The Owner/Occupier,
Laurel Glen Road House,Licensed House,Laurel Glen Shopping Centre,208 Stewartstown
Road,Dunmurry,Dunmurry,Antrim,BT17 0AH,
The Owner/Occupier,
Laurel Glen Taxis,Unit 5,Laurel Glen Shopping Centre,208 Stewartstown
Road,Dunmurry,Dunmurry,Antrim,BT17 0LB,
The Owner/Occupier,
Laurel Glen Off Licence,Licensed Shop,Laurel Glen Shopping Centre,208 Stewartstown
Road,Dunmurry,Dunmurry,Antrim,BT17 0AH,
The Owner/Occupier,
Northern Ireland Housing Executive,Housing Executive District Office,210 Stewartstown
Road,Dunmurry,Dunmurry,Antrim,BT17 0SB,
The Owner/Occupier,
Our Lady Queen Of Peace - Kilwee Playgroup,184 Stewartstown
Road,Dunmurry,Dunmurry,Antrim,BT17 0LE,
The Owner/Occupier,
Stephen Chambers & Co Solicitors,Unit 6,Laurel Glen Shopping Centre,208 Stewartstown
Road,Dunmurry,Dunmurry,Antrim,BT17 0AH,
The Owner/Occupier,
Super Meats,Unit 1,Laurel Glen Shopping Centre,208 Stewartstown
Road,Dunmurry,Dunmurry,Antrim,BT17 0AH,
The Owner/Occupier,
Unit 4,Laurel Glen Shopping Centre,208 Stewartstown Road,Dunmurry,Dunmurry,Antrim,BT17
0AH,

Date of Last Neighbour Notification	11th February 2019
Date of EIA Determination	
ES Requested	No
Notification to Department (if relevant) N/A	
Date of Notification to Department: Response of Department:	