

**Development Management Officer Report  
Committee Application**

<b>Summary</b>	
<b>Committee Meeting Date:</b> 23 January 2020	
<b>Application ID:</b> LA04/2019/2157/F	
<b>Proposal:</b> Erection of floodlights and ancillary equipment	<b>Location:</b> Paisley Park, West Circular Road Belfast
<b>Referral Route:</b> Applicant is Belfast City Council	
<b>Recommendation:</b> Approve subject to conditions	
<b>Applicant Name and Address:</b> Belfast City Council Physical Programmes Department 9 Adelaide Belfast BT2 8DJ	<b>Agent Name and Address:</b> Greg Seeley Consulting Ltd i2 Innovation Centre 73 Charlestown Road Craigavon BT63 5PP
<p><b>Executive Summary:</b> Full permission is sought for the erection of floodlights and ancillary equipment at Paisley Park.</p> <p>The key issues in assessment of the proposed development are:</p> <ul style="list-style-type: none"> <li>• Impact of the proposal on residential amenity;</li> <li>• Impact on the character and appearance of the area</li> </ul> <p>It is considered that the proposal would not have an adverse impact on the character and appearance of the area.</p> <p>Environmental Health requested further information including a light spill assessment and proposed hours of operation. This information has been submitted and Environmental health are now satisfied that the predicted level of light will not be obtrusive.</p> <p>In principle there is no objection to the erection of the floodlights. It will provide greater visibility for the local community using the park allowing for a safe and secure site and also allow greater use and activity of the area.</p> <p>No representations have been received.</p> <p>Recommendation Approval - it is recommended that the application is approved subject to conditions and it is requested that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions.</p>	

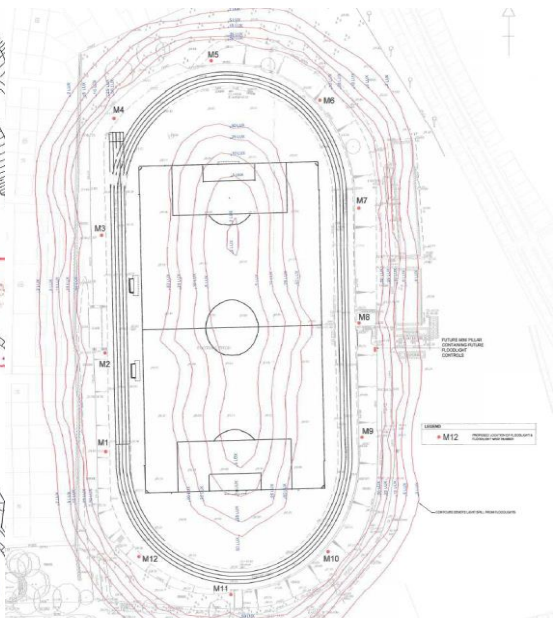
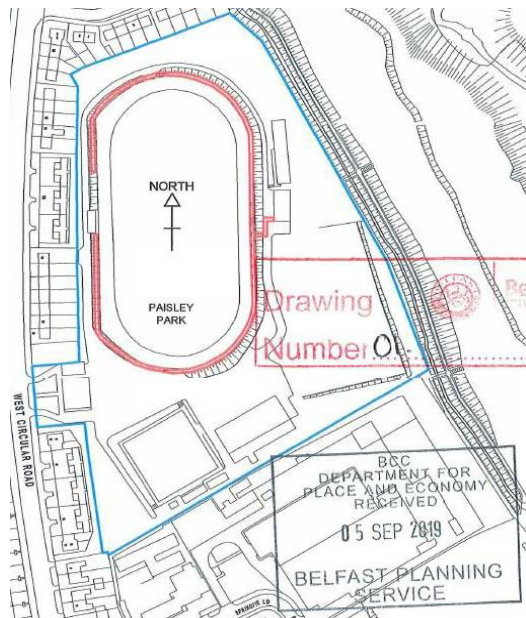
**Characteristics of the Site and Area**

**1.0 Description of Proposed Development**

- 1.1 The application is for the installation of 12 x 10m masts, each mast carrying lamps/floodlights of various horizontal and vertical illuminance levels. The masts/lights will be positioned around an athletic track and separated at intervals of 3m.
- 1.2 The proposed lighting is to illuminate the athletic track only and is not designed to floodlight the playing field in the middle of the track.
- 1.3 The main regular usage will be evenings from 5.30-8.30pm for club training nights, potentially 4-6 nights a week. It is proposed the lights will be utilised for a maximum hours of 4pm to 9pm.

**Site Location**

**Proposed Lights and Locations**



**2.0 Description of Site**

- 2.1 The site within Paisley Park, is an athletic track enclosing a playing field. It is located to the rear of residential properties on the east side of the West Circular Road. To the north are residential properties, to the south a bowling green and the west – residential properties. To the east of the athletic track, there is a floodlit 3G football pitch and a large area of scrub land.

**Planning Assessment of Policy and other Material Considerations**

- 3.0 **Site History**  
Z/1997/2382 - Provision of synthetic surface pitch, car parks, roadways and ancillary works including floodlighting and fencing. Approved in September 1997

**4.0 Policy Framework**

4.1	Belfast Urban Area Plan
4.2	Draft Belfast Metropolitan Area Plan 2015
4.3	SPPS
4.4	Planning Policy Statements 8 – Open Space, Sport and Outdoor Recreation
<b>5.0</b>	<b>Statutory Consultees Responses</b>
5.1	None
<b>6.0</b>	<b>Non Statutory Consultees Responses</b>
6.1	BCC Environmental Health
<b>7.0</b>	<b>Representations</b>
7.1	The application has been neighbour notified and advertised in the local press.
7.2	No written representations have been received.
<b>8.0</b>	<b>Assessment</b>
<b>8.1</b>	<b>Plan Status/Relevant Policy/Constraints</b> The extant development plan is 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 are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
<b>8.2</b>	The site is within the development limit of Belfast as designated in both the BUAP and the draft BMAP. It is designated as an area of open space in the adopted BMAP.
<b>8.3</b>	The Strategic Planning Policy for Northern Ireland (SPPS) is a material consideration for all decisions on individual planning applications and provides general policy context. PPS 8 also provides relevant policy guidance.
<b>8.4</b>	<b>SPPS</b> 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. In practice this means that development that accords with an up-to-date development plan should be approved and proposed development that conflicts with an up-to-date development plan should be refused, unless other material considerations indicate otherwise.
<b>9.5</b>	<b>Consideration</b> The main issue for the assessment of this proposal is its impact on the character and appearance of the area and its impact on residential amenity.

<p><b>8.6</b></p> <p><b>8.7</b></p> <p><b>8.8</b></p> <p><b>8.9</b></p> <p><b>8.10</b></p>	<p><b>Principle of proposed Flood Lighting</b></p> <p>The proposal will help realise the strategic objectives of the BUAP 2001 in terms of improving the quality of the urban environment. The floodlights will allow the athletic track to be used throughout the dark evenings of the autumn and winter, providing a facility for the local community to use all year round. The proposed works support the general provisions of Draft BMAP Policies CF1 and CF 2 and Policy CF 1 in the adopted BMAP relating to protection of land for education, health, community and cultural affairs. The proposal is also considered to support the general provisions of Policy OS1: Protection of Open Space in Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation.</p> <p>The proposal is considered to have a positive contribution to the character and appearance of the area and will enhance the facilities provided at Paisley Park.</p> <p><b>Impact on Amenity</b></p> <p>Environmental Health Service have been consulted about the proposed development in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations. EHO requested clarification in respect of the flood lights to the track including illuminance levels, an obtrusive light spill assessment and proposed hours of operation. On receipt of this information EHO is content that there is no adverse impact on neighbouring amenity. A condition will be added to any permission limiting the use to 10pm.</p> <p>EHO considered the cumulative impact of the adjacent flood-lit 3g football pitch and the introduction of floodlights around the athletic track. However the separation distance between the floodlights in situ and the location of the proposed floodlights; and luminance levels mean there would not be a negative cumulative impact.</p> <p>EHO have also requested a condition is placed on any permission to ensure no public address system should be installed to maintain acceptable noise level and ensure impact on residential amenity is not negatively impacted.</p> <p><b>Conclusion</b></p> <p>It is considered that the proposed external lighting works comply with relevant policy and will enhance the appearance of the area. Approval is recommended subject to conditions. It is requested that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions.</p>
<p><b>9.0</b></p>	<p><b>Summary of Recommendation:</b> Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions - Approve subject to conditions</p>
<p><b>10.0</b></p>	<p><b>Conditions</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Prior to commencement of operation of the approved lighting scheme of the hereby permitted development a lighting scheme shall be installed as per drawing titled "Horizontal and Vertical Illuminance Levels" from Abacus Lighting Ltd, design reference UKS17292/1B and dated 20th November 2019.</li> </ol>

<p><b>11.0</b></p>	<p>3. The floodlighting shall not be used between 10pm and 8am. Reason: In the interest of residential amenity.</p> <p>4. No public address system is to be installed on site. Reason: In the interest of residential amenity.</p> <p><b>Informatives</b></p> <p>The design of any proposed lighting scheme for the proposal should be in accordance with guidance contained within the Institute of Lighting Professionals 'Guidance for the Reduction of Obtrusive Light' ILP (2011) available online at: <a href="http://www.wiltshire.gov.uk/guidance-notes-for-the-reduction-of-obtrusive-light.pdf">http://www.wiltshire.gov.uk/guidance-notes-for-the-reduction-of-obtrusive-light.pdf</a></p> <p>All flood lighting should be optically controlled and directed in such a manner as to minimise light pollution from glare and light spill.</p> <p>In the event that unexpected contamination is encountered during the approved development of this site, the development should cease and the applicant should contact the Environmental Health Service. Investigation of the contamination, risk assessment and, if necessary, remediation work, should be undertaken and verified in accordance with current best practice.</p>
<p><b>Notification to Department (if relevant) – N/A</b></p>	
<p><b>Representations from Elected members:</b> Phone call from Cllr McCoubrey requesting information on the application.</p>	

<b>ANNEX</b>	
<b>Date Valid</b>	9th September 2019
<b>Date First Advertised</b>	4th October 2019
<b>Date Last Advertised</b>	4 <sup>th</sup> October 2019
<b>Details of Neighbour Notification</b> (all addresses) 48 neighbours notified	
<b>Date of Last Neighbour Notification</b>	26th September 2019
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No