

Development Management Report Committee Application

Summary	
Committee Meeting Date: Tuesday 11 February 2020	
Application ID: LA04/2018/0471/F	
Proposal: Upgrading of playing fields to include 2 new 3G pitch surfaces and 1 grass pitch, floodlights, fencing, dug outs, 1No. 200 seater stands, toilet blocks, turnstiles, additional car parking and associated ground works	Location: The Boys Brigade Recreation Centre 108 Belvoir Drive Belfast BT8 7BA
Referral Route: Planning Committee – major application	
Recommendation:	Approval
Applicant Name and Address: The Boys Brigade Battalion 108 Belvoir Drive Belfast BT8 7BA	Agent Name and Address: Fresh Design 667 Shore Road Whiteabbey BT37 0ST
<p>Executive Summary:</p> <p>Planning permission is sought for upgrading of playing fields to include 2 new 3G pitch surfaces and 1 grass pitch, floodlights, fencing, dug outs, 1No. 200 seater stand, toilet blocks, turnstiles, additional car parking and associated ground works. The site is located within an existing playing field facility off Belvoir Drive in South Belfast. The site comprises sports pitches including a mixture of grassed, hard surfaced, and astro-turf football pitch.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> • The principle of the development at this location; • Visual impacts of the proposal; • Impact on amenity / character of the area; • Impact on the natural environment; • Impact on transport and other infrastructure; • Flood risk from the proposal; and • Impact on natural heritage. <p>The proposal comprises improvements to an existing sports facility. Whilst the proposal will result in the reduction of playing pitches from 5 to 3 within the site area, there will be no net loss in open space/recreational area, as larger full size pitches are proposed. It is important to note that should the applicant wish to reduce the number of playing pitches available, they may do so without requiring planning permission because this does not involve a material change of use of the land. Access to the park will be unaffected by the proposals.</p> <p>The proposal would not adversely impact on amenity, traffic, heritage assets or flooding. The proposed scale, form, massing, design and materials of structures proposed are considered acceptable and will not adversely impact on local character. Existing trees within the site and around the site periphery, in addition to new planting would filter views of these structures. All</p>	

buildings and structures are of a scale and character that would be reasonably expected at a sports facility. On balance the proposal would not result in detrimental visual impacts.

DFI Roads, Historic Environment Division, NI Water and Rivers Agency have no objections to the proposal. Natural Environment Division (NED) remain outstanding, however the application has been amended seeking to address their concerns set out in their latest response. Lagan Valley Regional Park have objected to the application.

Conditions are necessary to mitigate impacts of the development, including hours of operation of the facility and restriction of floodlighting use to between the months of October and April.

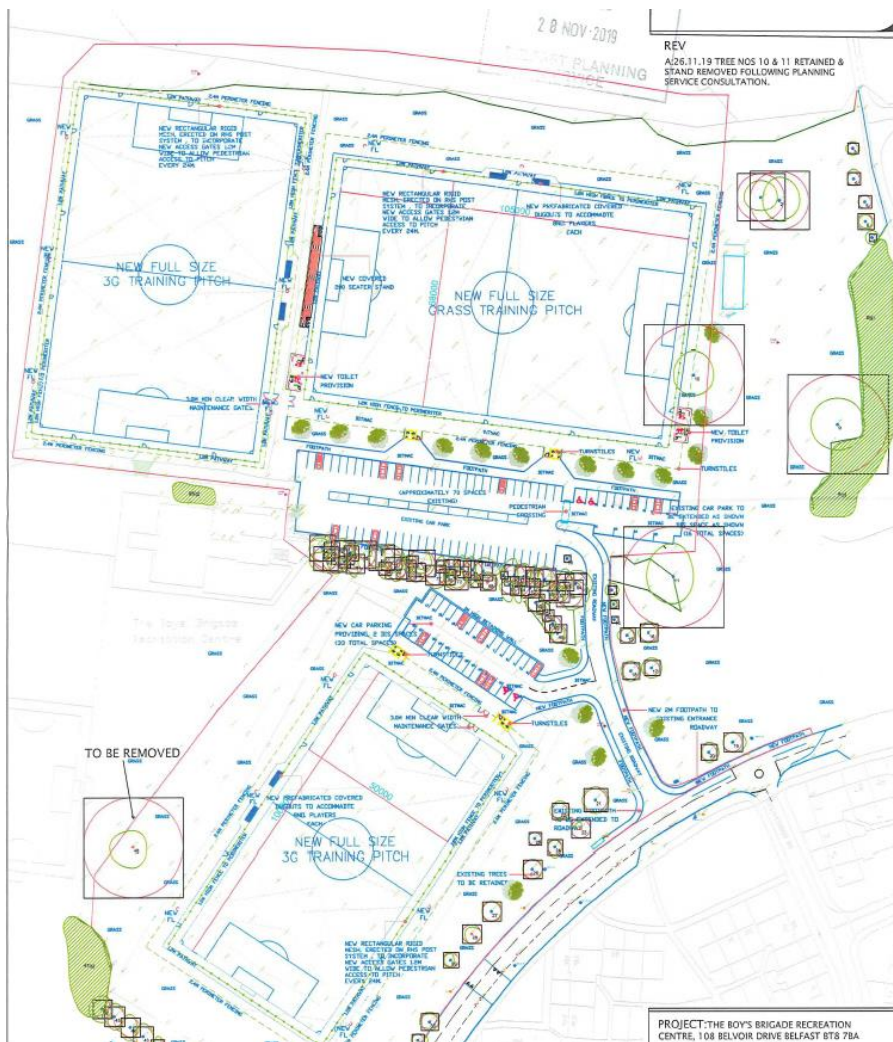
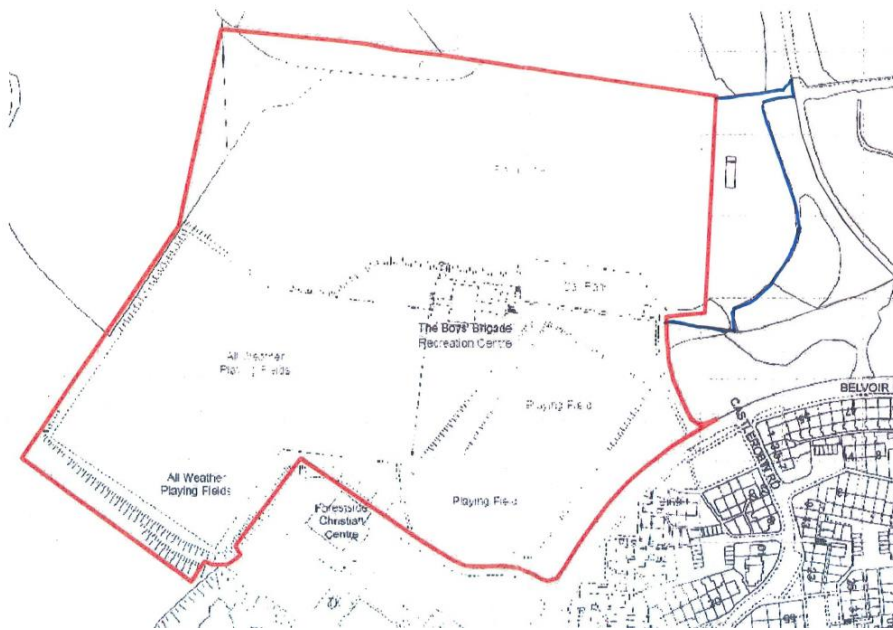
19 objections have been received and 1 letter of support.

Having regard to the policy context and other material considerations, the proposal is considered acceptable and approval of planning permission is recommended due to compliance with policy and taking account of consultation responses.

It is recommended that delegated authority is given to the Director of Planning and Building Control to resolve any issues arising from the outstanding consultation responses including NED and to finalise the wording of conditions.

Case Officer Report

Site Location Plan



Representations:	
Letters of Support	1
Letters of Objection	20
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Representations from Elected Representatives	Councillor David Graham – progress updates
Neighbour Notification Checked	Yes

1.0	Description of Proposed Development The application seeks planning permission for the upgrading of playing fields to include 2 new 3G pitch surfaces and 1 grass pitch, floodlights, fencing, dug outs, 1No. 200 seater stand, toilet blocks, turnstiles, additional car parking and associated ground works.
2.0	Description of Site
2.1	The site is located within an existing playing fields facility off Belvoir Drive in South Belfast. The site comprises sports pitches including a mixture of grassed, hard surfaced, and astro-turf football pitch. The site also comprises green space, a single storey clubhouse building, a further single storey building, and car parking area. There are a number of mature trees throughout the site and around the site periphery. There is a church building/complex adjacent to the site to the west and residential development opposite the site on Belvoir Drive. These streets comprise residential buildings generally two storeys in height with associated garden areas.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History Y/2009/0209/F: Erection of new floodlights, resurfacing and fencing of two football pitches at Boy's Brigade Recreation Centre. Permission Granted 30.12.2009.
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2004 Draft Belfast Metropolitan Area Plan 2015 Developer Contribution Framework 2020
4.2	Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS); PPS2: Natural Heritage; PPS3: Roads Considerations; PPS8: Open Space, Sport and Recreation; PPS15: Planning and Flood Risk; Lagan Valley Regional Park Local Plan 2015; Development Control Advice Note 15 Vehicular Access Standards

5.0	Statutory Consultee Responses
	DFI Roads – no objections NI Water – no objections Rivers Agency – no objections Natural Environment Division – final response outstanding
6.0	Non-Statutory Consultee Responses
	Environmental Health – no objections Lagan Valley Park – objection – impact on Lagan Valley Park; BCC Tree Officer – no objections; BCC Landscape Section – no objection;
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. Additional information/amendments have been received during the processing of the application in response to requests for clarification from consultees. Re-advertisement and re-notification of objectors and neighbours was undertaken in accordance with standard procedures following receipt. 15 responses have been received.
7.2	15 objections received raising the following issues (summarised): <ol style="list-style-type: none"> 1) Noise and disturbance impact to existing residents; 2) Contrary to LVRP plan; 3) Impact on character of the LV park; 4) Generation of rubbish; 5) Impact on trees; 6) Potential criminal activity / vandalism / anti-social behaviour; 7) Detrimental impact on wildlife including from noise; 8) Limited social benefit of proposal; 9) Intensification of use of pitches / overdevelopment of the site; 10) Reduced public access to park users; 11) Lack of appropriate consultation / revised proposal from public pre-application consultation; 12) Impact of traffic and parking impacts on area and existing residents; 13) Proximity to community centre and children's park.
8.0	Other Material Considerations
	Belfast Agenda (Community Plan)
9.0	Assessment
9.1	The key issues in the assessment of the proposal are as follows: <ul style="list-style-type: none"> • The principle of the development of at this location; • Visual impacts of the proposal; • Impact on amenity / character of the area; • Impact on the natural environment; • Impact on transport and other infrastructure; • Flood risk from the proposal; • Impact on natural heritage.

	Policy context
9.2	Article 6 (4) of the Planning (Northern Ireland) Act states that in making any determination under the said Act regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material considerations indicate otherwise.
9.3	The SPPS sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. The SPPS states at paragraph 1.13 (page 7) that a number of policy statements, including PPS2, PPS3, and PPS 8 remain applicable under ‘transitional arrangements’.
9.4	Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraph 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. Paragraphs 4.37-40 highlights the preservation and improvement of the built and natural environment.
9.5	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 version of BMAP purported to be adopted 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.
9.6	Within the BUAP the site is located within the Lagan Valley Park, and accordingly the Lagan Valley Regional Park Plan (LVRPP) is applicable. The recreation strategy and associated Policy R2 is relevant to the proposal. This policy states that proposals will be assessed based on their impact on the park.
9.7	Within draft Belfast Metropolitan Area Plan 2004 and draft Belfast Metropolitan Area Plan 2015, the site is located outside the development limit within the countryside.
9.8	PPS8 sets out regional policy for open space and recreation. Policy OS1 refers to the protection of open space, Policy OS4 relates to intensive sports facilities, stipulating 5 criteria with which proposals must accord. Policy OS7 relates to floodlighting and stipulates 3 criteria that proposals must satisfy. Paragraphs 6.199 - 6.213 relate to open space. Paragraph 6.213 sets out relevant planning considerations including: location, design, hours of operation, noise, impact upon visual and residential amenity, access and links to public transport; floodlighting; landscaping, public safety (including road safety); nature conservation, biodiversity, archaeology or built heritage. No conflict arises between PPS8 and SPPS policies.
9.9	PPS2 Natural Heritage is relevant to the proposal given the large number of trees within the site. Policy NH2 relates to protected species, whilst Policy NH5 relates to habitats, species or features of natural heritage importance. Natural Heritage in the SPPS is set out at pages 80 – 85. Policy requirements essentially repeat the provisions of PPS2 and accordingly no conflict arises.
9.10	PPS3 refers roads, access and parking considerations and is a material consideration in that any proposals must make necessary provisions for such matters. Car parking and servicing requirements are set out at Policy AMP7, with design considerations set out at AMP9. Transportation considerations in the SPPS are set out at pages 106-110. Policy requirements essentially repeat the provisions of PPS2 and accordingly no conflict arises.

	<p>Principle of Development</p>
9.11	<p>The proposed site forms part of a larger existing playing fields complex. The proposal includes two 3G pitches and a natural turf pitch. Given the proposal retains recreational use it is considered in accordance with the requirements of Policy OS1. Whilst the proposal will result in the reduction of playing pitches from 5 to 3 within the site area, there will be no net loss in open space/recreational area, as larger full size pitches are proposed. It is important to note that should the applicant wish to reduce the number of playing pitches available, they may do so without requiring planning permission because this does not involve a material change to the use of the land. Access to the park will be unaffected by the proposals. The public right of access will remain. Whilst open access to the 3G elements of the pitches will become restricted, access around the site will remain. It is also important to note that the application site is in private ownership, and are not 'publically owned' playing fields. It is considered that the proposals, which will involve improved open space facilities, are on balance acceptable.</p> <p>Visual impacts of the proposal/character of the area</p>
9.12	<p>Policy OS4 of PPS8 requires that:</p> <ul style="list-style-type: none"> • buildings or structures are designed to a high standard, are of a scale appropriate to the local area or townscape and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment;
9.13	<p>The 3G pitch surfaces would have a negligible visual impact on the locality. Public views of the surface would read as green space/playing surface. Furthermore there is an existing 3G pitch adjacent to the site that has previously been deemed acceptable and the policy context has not changed since the consideration of that case. The associated fencing and in particular floodlights would have a greater visual impact. However, public views of such structures would largely be limited to near distance views from the Belvoir Drive road. Similarly the proposed spectator stand, by virtue of its design and dimensions, will have a limited visual impact. This stand is located approximately 180m from the public footpath at the closest points. This structure would have no greater visual impacts than the existing buildings on site.</p>
9.14	<p>The proposed scale, form, massing, design and materials are considered acceptable and will not adversely impact on local character. Existing trees within the site and around the site periphery, in addition to new planting would filter views of these structures. All buildings and structures are of a scale and character that would be reasonably expected at a sports facility. On balance, the proposal would not result in detrimental visual impacts.</p> <p>Impact on amenity;</p>
9.15	<p>The application has attracted objections on grounds that the proposal would detrimentally impact on amenity due to noise and light disturbance. Policies OS4 and OS7 of PPS8 require consideration of these issues. Policy OS4 requiring proposals to ensure:</p> <ul style="list-style-type: none"> • there is no unacceptable impact on the amenities of people living nearby by reason of the siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise or light pollution likely to be generated;
9.16	<p>In assessing these impacts, consultation has been undertaken with Environmental Health who have reviewed noise and lighting assessments submitted by the applicant. Environmental Health have concluded that the proposal would not detrimentally impact on amenity through noise or light disturbance. They have recommended planning conditions</p>

	<p>restricting hours of operation to between 07:00 and 23:00. Given this advice, it is considered that the proposal will not result in an adverse noise or light impact. Objections raised regarding these issues are noted, however, the technical evidence provided and associated assessment by Environmental Health are considered to address concerns in relation to these issues. Suitable conditions are necessary in accordance with Environmental Health recommendations.</p>
<p>9.17</p>	<p>Policy OS4 also requires that:</p> <ul style="list-style-type: none"> • there is no adverse impact on features of importance to nature conservation, archaeology or built heritage;
<p>9.18</p>	<p>The site is not located within a Conservation Area, Area of Townscape Character, or within an area of archaeological interest. HED have no objections to the proposal.</p> <p>The site is located adjacent to an Area of Special Scientific Interest (ASSI). Natural Environment Division have indicated in responses to date that they have concerns in relation to the loss of ancient trees within the site and also potential disturbance to bats in the locality from floodlighting. The proposal has been revised to retain two ancient trees, previously scheduled for removal due to their poor condition, by removal of a spectator's stand and relocation of a toilet block. Previous responses had also requested further bat survey studies, with the most recent response advising concerns would be resolved if the operation of the floodlights were restricted to winter months October – April by planning condition. A final response from NED on the proposed revisions remains outstanding at the time of writing and the recommendation of this report is subject to resolving any outstanding matters in this regard.</p>
<p>9.19</p>	<p>The revisions would appear to resolve the issues raised by NED, as the ancient trees would be retained. It is also feasible to condition operating times of the floodlighting in terms of case law tests for conditions. Accordingly, there is reasonable certainty that NED will have no objections to the proposal. Subject to NED's final comments, the proposal is considered compliant with PPS2 and PPS8.</p>
	<p>Impacts on the Lagan Valley Park</p>
<p>9.20</p>	<p>Policy considerations for proposal within the park are set out in the Lagan Valley Local Plan. These essentially repeat the issues considered above. It is not considered that the proposal will adversely affect the park or its setting as previously discussed. It is important to note that similar recreation improvement schemes have also been accepted within the Lagan Valley Park, including at Queens University Sports pitches at the Upper Malone Road and Newforge Lane Sports facility.</p>
	<p>Impact on transport and other infrastructure;</p>
<p>9.21</p>	<p>PPS3 and two of the criteria of Policy OS4 relates to transport considerations:</p> <ul style="list-style-type: none"> • the proposed facility takes into account the needs of people with disabilities and is located so as to be accessible to the catchment population giving priority to walking, cycling and public transport; and • the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access, car parking,
<p>9.22</p>	<p>DFI Roads have considered the proposal and have no objections. They have considered all representations received in relation to these issues. Accordingly the proposal is</p>

	<p>considered acceptable in terms of traffic, parking and access considerations and therefore in accordance with this criteria and relevant policy within PPS3 and PPS8.</p> <p>Flood risk from the proposal;</p>
9.23	<p>Policy OS4 requires satisfactory arrangements for drainage to be provided, and specific drainage/flood risk policy is set out in PPS15.</p>
9.24	<p>A drainage assessment and associated information was submitted for consideration and consultation undertaken with Rivers Agency and NIW in relation to these matters. Both consultees are satisfied with the mitigation measures proposed and it is therefore considered that the proposal complies with policy and acceptable drainage and flood risk protections measures are proposed.</p> <p>Waste Disposal;</p>
9.25	<p>The proposal will not significantly alter current arrangements for waste disposal. Arrangements for the disposal of Waste water/drainage from the proposed 3G pitch have been deemed satisfactory by Rivers Agency and NI Water. Concerns raised regarding rubbish generation relate to adequate management arrangements for the site and would not warrant refusal on planning grounds.</p> <p>Issues raised by Representations:</p>
9.26	<p>Many of the issues raised have been considered above. However additional matters are addressed as follows:</p> <p>1) Public order / Potential criminal activity / vandalism / anti-social behaviour;</p> <p>This is matter for the relevant authorities and outside the scope of this planning application. It is for the Boys Brigade / landowner to effectively manage the pitches/grounds and for the Police to ensure compliance with relevant public order legislation / regulations.</p> <p>2) Loss of trees;</p> <p>The pitches and associated development are located sufficient distance from existing trees to ensure that they will not be removed / damaged. Planning Conditions could be applied to reinforce this. The proposal also includes the planting of 1,630 trees with further planting of conifers and shrubs. It is considered that this is sufficient to mitigate the loss of any trees. The Council's Tree Officer and Council's Landscape Planning & Development Section have no objections to the application.</p> <p>3) Lack of appropriate consultation;</p> <p>It was a legal requirement under the Planning Legislation at the time of submission for the applicant to undertake pre-community consultation. A pre-application consultation report has been submitted with the application. Advertisement and Notification has been undertaken in accordance with standard requirements. Adequate consultation has been undertaken to satisfy legislative requirements.</p> <p>An objection has raised concerns regarding changes to the proposal following the pre-application consultation process. Any revisions have not substantially changed the nature of the application, and the proposal remains within the parameters of the proposal set out in the Pre-Application Notice.</p>

9.27	<p>Consultations</p> <p>No consultees have any objections to the proposal. NED remain outstanding at the time of writing however it is considered that the latest revisions to the application will address concerns regarding impacts on the natural environment.</p>
10.0	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and approval of planning permission is recommended due to compliance with policy and taking account of consultation responses.</p> <p>It is recommended that delegated authority is given to the Director of Planning and Building Control to resolve any issues arising from the outstanding consultation responses including NED and to finalise the wording of conditions.</p>
<p>Conditions</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. The pitches and floodlighting hereby approved shall be operational only between the hours of 08.00hrs and 22.00hrs Monday to Friday, only between the hours of 08:00hrs and 18:00hrs on a Saturday, and only between the hours 10.00hrs to 18.00hrs on a Sunday or public holiday. Floodlighting shall be operational during the months of October, November, December, January, February, March, and April only and at no other times.</p> <p>Reason: In the interests of residential amenity and protection of natural heritage assets.</p> <p>3. The artificial floodlighting scheme of the hereby permitted development shall not commence operating until an artificial lighting verification report is submitted to Belfast Planning Service for review and approval in writing. The report shall verify that the lighting scheme as specified in the Musco drawings stamped by Belfast City Council no's 13-23 has been installed and shall verify that all artificial floodlighting connected with the development has been measured and/or calculated and confirmed to be within the vertical illuminance (Lux) levels for Environmental Zone 2 at the windows of habitable rooms of the nearest residential properties as stipulated in table 2 of the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GNOL:2011. All floodlighting shall be optically controlled and directed in such a manner to minimise light pollution from glare and light spill. The floodlight shall be operated in accordance with verification report and to the satisfaction of the Local Planning Authority.</p> <p>Reason: In the interest of amenity.</p> <p>4. The public address/tannoy system shall be commissioned, installed, and operated in accordance with the recommendations contained within Section 4.0 of the KRM Noise Assessment The Boy's Brigade Recreation Centre, 108 Belvoir Drive, Belfast, BT8 7BA, dated 25th June 2018 to the satisfaction of the Local Planning Authority.</p> <p>Reason: In the interests of residential amenity.</p> <p>5. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No 18613-C500 Rev P1 bearing the Belfast Planning Service date stamp 16/8/19, prior to the commencement of any other works or other development hereby permitted.</p>	

REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

6. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No:18613-C500 Rev P1 bearing the Department for Infrastructure determination date stamp 16/8/19.

REASON: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

7. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated in accordance with details to have first been submitted to and approved in writing by the Council.

REASON: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

8. No dwelling shall be occupied until hard surfaced areas have been constructed in accordance with approved drawing no 02 bearing date stamp 23/2/18 to provide adequate facilities for parking and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the development.

REASON: To ensure that adequate provision has been made for parking.

9. The development shall not become operational until weather protected cycle parking has been fully provided in accordance with the approved plans.

REASON: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.

10. All floodlighting on site shall be asymmetric and hooded to avoid upward spill. Lighting shall be directed away from all trees on the boundaries of the application site identified by the red line on drawing number 01 date stamped received 23rd February 2018.

Reason: To protect Bats in their foraging and commuting areas.

11. (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted before the expiration of the next available planting season to the satisfaction in writing by the Local Planning Authority.

No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the

approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

12. All soft landscaping comprised in the approved details shall be carried out within the first planting and seeding season following any part of the development hereby permitted becoming operational. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

13. No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition and site clearance until all trees to be retained have been protected by fences or other suitable means of enclosure as per recommendations of BS 5837 'Trees in relation to Construction' 2005.

Protective fencing shall be at least 2.3 metres high, comprising of a scaffolding framework, verticals positioned no more than 3.0 metres apart driven into the ground approximately 0.6 metres, braced to resist impacts, supporting weldmesh panels, fixed in a manner to avoid easy removal as shown in BS 5837 2005, Figure 2.

Within the fenced area no activities associated with building operations shall take place, and the ground levels within those areas shall not be altered. All means of protection shall be retained in situ for the duration of the development.

Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

ANNEX	
Date Valid	23rd February 2018
Date First Advertised	16th March 2018
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>11d Breda House Drumart Drive Belfast 1a ,Castlerobin Road,Belfast,Down,BT8 7DW, 1b ,Castlerobin Road,Belfast,Down,BT8 7DW, 2F Castleboy Lodge castlecoole walk Belfast 2a Castleward Park Belfast 2a ,Castlerobin Road,Belfast,Down,BT8 7DW, 2b ,Castlerobin Road,Belfast,Down,BT8 7DW, 3 Castlerobin Road,Belfast,Down,BT8 7DW, 32 Downshire Park North Belfast Down 38 Grays Park Avenue Belfast Down 4, Drumart Green, Belfast, Down, Northern Ireland, BT8 7EZ 5, Castlerobin Road, Belfast, Down, Northern Ireland, BT8 7DW 53 -69 Belvoir Drive Belfast Down 71a ,Belvoir Drive,Belfast,Down,BT8 7DJ, 71b, Belvoir Drive, Belfast, Down, Northern Ireland, BT8 7DJ 73 Belvoir Drive,Belfast,Down,BT8 7DJ, 75a ,Belvoir Drive,Belfast,Down,BT8 7DJ, 75b ,Belvoir Drive,Belfast,Down,BT8 7DJ, 77a ,Belvoir Drive,Belfast,Down,BT8 7DJ, 77b ,Belvoir Drive,Belfast,Down,BT8 7DJ, 79 Belvoir Drive,Belfast,Down,BT8 7DJ, 81a ,Belvoir Drive,Belfast,Down,BT8 7DJ, 81b ,Belvoir Drive,Belfast,Down,BT8 7DJ, 83 Belvoir Drive,Belfast,Down,BT8 7DJ, 85a ,Belvoir Drive,Belfast,Down,BT8 7DJ, 85b ,Belvoir Drive,Belfast,Down,BT8 7DJ, 87a ,Belvoir Drive,Belfast,Down,BT8 7DJ, 87b ,Belvoir Drive,Belfast,Down,BT8 7DJ, 89 Belvoir Drive,Belfast,Down,BT8 7DJ, 8b Belvoir House Drumart Drive Belfast 9, Grays Park Avenue, Belfast, Down, Northern Ireland, BT8 7QE 91a ,Belvoir Drive,Belfast,Down,BT8 7DJ, 91b ,Belvoir Drive,Belfast,Down,BT8 7DJ, 93 Belvoir Drive,Belfast,Down,BT8 7DJ, 95a ,Belvoir Drive,Belfast,Down,BT8 7DJ, 95b ,Belvoir Drive,Belfast,Down,BT8 7DJ, Breda House, 11d, Drumart Drive, Belfast, Down, Northern Ireland, BT8 7EU Forestsideside Christian Centre,88 Belvoir Drive,Belfast,Down,BT8 7FR,</p>	
Date of Last Neighbour Notification	17th December 2019
Date of EIA Determination	27th April 2018

ES Requested	No
<p>Planning History</p> <p>Ref ID: LA04/2016/1469/PAN Proposal: Upgrading existing playing pitches to include upgrading existing grass pitches and the installation of 2 new 3G pitches, floodlights, upgrading of existing changing rooms and car parking facilities, fencing and general environmental improvements to the existing playing fields. Address: The Boy's Brigade Recreation Centre, 108 Belvoir Drive, Belfast, BT8 7BA, Decision: PAN Acceptable Decision Date: 24.07.2016</p> <p>Ref ID: LA04/2016/1204/PAN Proposal: Upgrading existing playing pitches to include upgrading existing grass pitches and the installation of 2 new 3G pitches, floodlights, upgrading of existing changing rooms and car parking facilities, fencing and general environmental improvements to the existing playing fields. Address: The Boy's Brigade Recreation Centre, 108 Belvoir Drive, Belfast, BT8 7BA, Decision: PAN Acceptable Decision Date: 20.07.2016</p> <p>Ref ID: Y/2009/0209/F Proposal: Erection of new floodlights, resurfacing and fencing of two football pitches at Boy's Brigade Recreation Centre. Address: The Boy's Brigade Recreation Centre, Belvoir Drive, Belfast, BT8 4DL Decision: Permission Granted Decision Date: 31.12.2009</p>	
<p>Notification to Department (if relevant) – N/A</p> <p>Date of Notification to Department: Response of Department:</p>	