

Committee Application

Development Management Report	
Application ID: LA04/2018/1411/F	Date of Committee: 18 th August 2020
Proposal: Upgrade of existing gravel pitch to synthetic sand dressed hockey pitch, with floodlighting, fencing, acoustic barrier, storage container	Location: East Pitch Downey House Pirrie Park Gardens Belfast
Referral Route: Director of Planning and Building Control – matters raised should be considered by planning committee	
Recommendation:	Approval
Applicant Name and Address: Methodist College Belfast 1 Malone Road Belfast BT9 6BY	Agent Name and Address: Doran Consulting 96-102 Great Victoria Street Belfast BT2 7BE
<p>Executive Summary: This application seeks full planning permission for the upgrade of an existing gravel pitch (known as east pitch) to a synthetic sand dressed hockey pitch, with floodlighting, fencing, acoustic barrier and storage container. There is a related application for the same proposal at the adjoining west pitch under reference LA04/2020/0757/F.</p> <p>The proposed hours of operation are from 9am to 6pm Monday to Friday and 8am to 1pm on a Saturday. No use on a Sunday. The applicant has confirmed that the pitch is for the primary use of the school with only the occasional use of the pitches for Easter and summer camps as per the existing arrangements with Pirrie Park.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> - Principle of development - Design, Visual Amenity and Impact on character of locality - Landscaping / Ecology / Draft LLPA - Impact on residential amenity - Access, Movement and Parking - Flooding / Infrastructure Capacity <p>The application site is unzoned ‘whiteland’ within the settlement limits of the BUAP. In Draft BMAP 2015 the land is zoned as existing open space within the development limits. The proposal involves upgrade works to an existing hockey pitch, thus retaining its recreational use in accordance with Policy OS1 of PPS8 and paragraph 6.205 of the SPPS.</p> <p>238 representations have been received comprising of 118 objections from local residents, (51 objections to original and 67 to amended scheme) 115 letters of support from general public and 5 letters of support from school staff. These are considered in detail in the case officer report.</p> <p>Objections summarised as;</p> <ul style="list-style-type: none"> - Should be a major development, applicant has sought to avoid requirements of a major application; - Lack of EIA statement; 	

- Light spillage;
- Noise;
- Significant harm to visual amenity of residents and wider area;
- Daylight shading;
- Intensification, unknown baseline and fall-back position;
- Traffic congestion, parking and highway safety issues;
- Inappropriate planting;
- Impact on ecology;
- Drainage / Flooding;
- Lack of and inaccurate information;
- Health and safety concerns.

Representations of support, summarised;

- Current facilities are outdated, substandard and unsafe;
- Enhancement of girls' sporting activities;
- Physical and mental health benefits;
- There is adequate existing parking and access via Ardenlee Avenue;
- Will benefit children currently attending school, future generations and local community;
- Consider proposed mitigation will limit harm to neighbours;
- Positive aesthetic effect on the surrounding area.

DFI Roads, Rivers Agency, NI Water, DAERA, BCC Environmental Health and BCC Landscaping Section were all consulted and have offered no objection to the proposal.

The proposal would accord with one of the core planning principles of the SPPS to improve health and well-being through facilitating quality sport and outdoor recreational facilities which must also be balanced against the need to safeguard residential amenity.

It is acknowledged the proposed operational development including the floodlighting, fencing and container will change the outlook for neighbouring properties relative to what they currently experience. However, having regard to the neighbouring garden depths, the height of fencing that could be carried out under permitted development rights (2m) without requiring permission, the inclusion of collapsible ball stop netting, proposed native screening, the physical slim line nature of the floodlighting columns; it is considered that the scheme would not result in unacceptable harm to the visual amenity of neighbouring properties or cause unacceptable overshadowing.

Environmental Health was consulted in respect of amenity matters relating to noise and lighting. They have reviewed the detailed objections received and are content with the proposal.

Intensification of use has been raised by residents, whilst the proposal will undoubtedly make the pitches more attractive to play on, with more matches being played, given the restriction on the hours of operation with the predicted noise levels being reduced and within acceptable levels, it is not considered that the small degree of increased use would result in unacceptable harm to the amenity of neighbouring properties. There will be no play on the pitches in the weekday evenings after 6pm, on Saturday afternoons after 1 pm and at no time on Sundays.

All consultees have considered the proposed usage and cumulative impact of the two pitches operating together and are satisfied that the scheme will not result in unacceptable impacts.

Therefore, subject to the inclusion of mitigation measures outlined and covered in conditions 2 - 14, it is considered that the proposed development would not result in an unacceptable impact on the amenity of surrounding properties in accordance with Policies OS4, OS5 and OS7 of Planning Policy Statement 8 and the SPPS.

In relation to all other matters, the proposal is considered acceptable in terms of design, impact on character and appearance of the area including the draft LLPA, impact on highway safety, parking, access, flooding / drainage, landscaping and ecology.

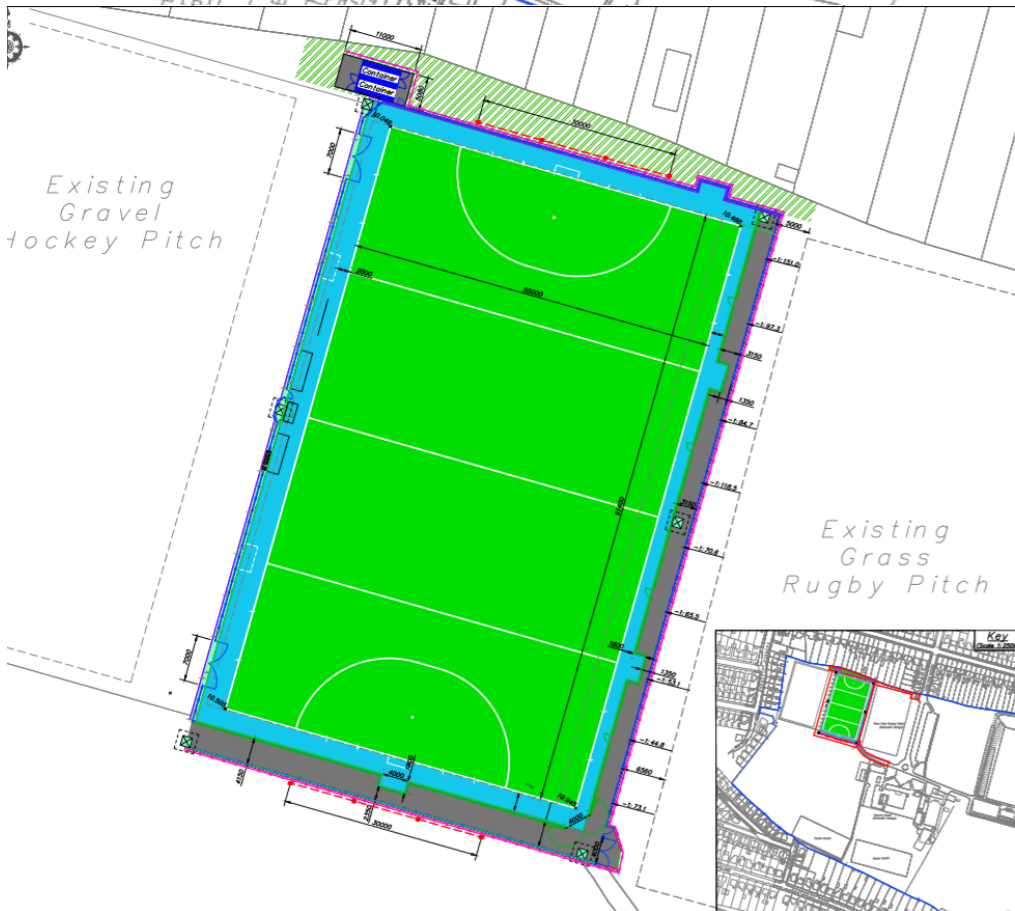
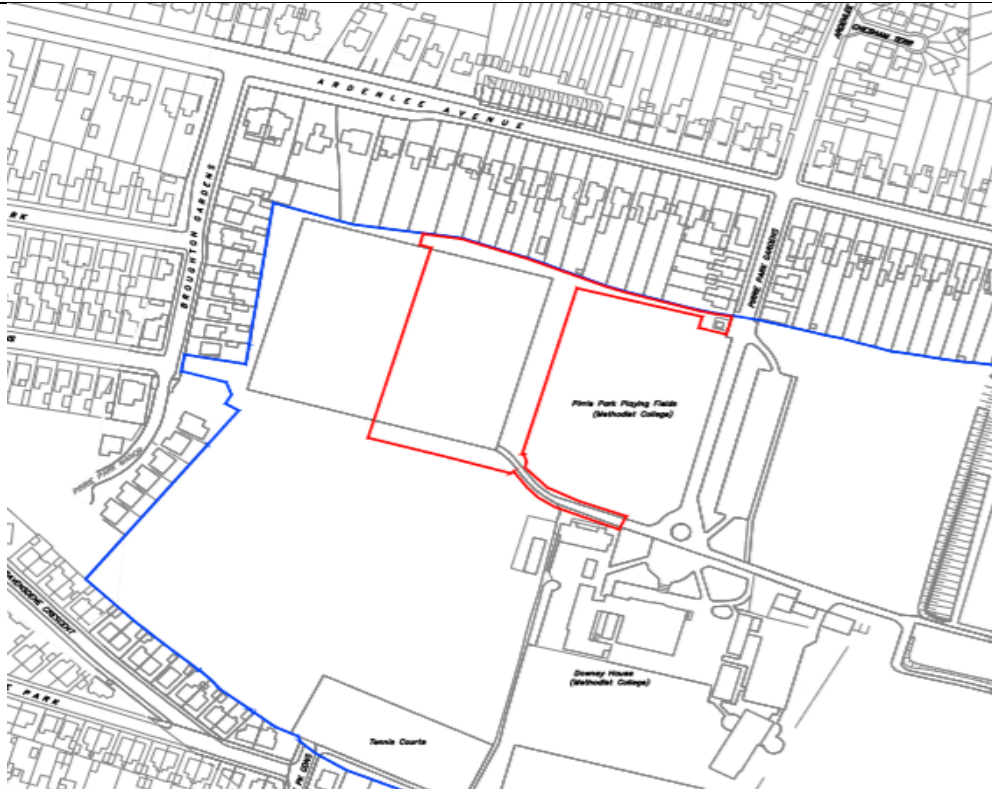
The proposal has been assessed against and is considered to comply with PPS2, PPS3, PPS8, PPS15, the SPPS and Draft BMAP 2015. Having regard to the development plan, relevant planning policies, and other material considerations including third party representations and application LA04/2020/0757/F, on balance, it is recommended that the proposal is approved.

Recommendation – Approved subject to conditions

Having regard to the policy context and other material considerations, the proposal is considered acceptable and approval is recommended for the reasons set out. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by third parties.

Case Officer Report

Site Location Plan



A	25/05/19	JD	JM	Fencing update	DM
B	15/05/20	JM	JM	Plan location moved East	DM
C	05/04/20	JM	JM	Put the boundary moved	DM
D	15/05/20	JD	JM	Final sign position updated	DM

- Legend**
- Proposed Sand Dressed Synthetic Hockey Pitch
 - Proposed landscaping screening between proposed pitch and existing site boundary
 - Proposed stone mastic asphalt hard standing spectator area
 - Proposed 3.0m high boundary fencing
 - Proposed 3.0m high boundary fencing access gate
 - Proposed 6.0m high 7m wide boundary fencing access gate (2.0m clear opening)
 - Proposed 1.2m high spectator barrier
 - Proposed 4.0m wide spectator barrier access double gate (with full 180 swing opening)
 - Proposed 1.2m wide spectator barrier access gate
 - Proposed Edge Flat Kerb
 - Proposed Dished Concrete Channel
 - Proposed Floodlight bases
 - Scoreboard
 - Concrete mowing strip (400mm wide)
 - Planning Application Boundary
 - Boundary of Land Ownership
 - Footprint of Existing pitches
 - Proposed 1.8m high Solid Timber Acoustic Fence
 - Proposed 5.0m high Ball Stop netting with 4 collapsible columns

Drawn	Date	By	Checked	Drawing Status Details	Appr

PLANNING DRAWING

Project No: Synthetic Turf Hockey Pitches Pirrie Park, Belfast

Client: Methodist College Belfast

Proposed Site Layout General Arrangement East Pitch

Drawn by: GSD Date: Feb 2018

Checked by: JAM Scale: 1:200

Appr'd by: DM Date: Feb 2018

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Characteristics of the Site and Area

1.0 Description of Proposed Development

This application seeks full planning permission for the upgrade of an existing gravel pitch to a synthetic sand dressed hockey pitch, with floodlighting, fencing, acoustic barrier and storage container. These elements include;

- 6 x 15m floodlights
- 5m high ball stop netting with collapsible columns;
- 1.8m high timber acoustic fence;
- 3m high paladin perimeter fence;
- 1.2m high spectator fence;
- Storage container (2.75m height, 5.95m depth and 4.9m width).

The applicant has confirmed that the pitch is for the primary use of the school with only the occasional use of the pitches for Easter and summer camps as per the existing arrangements with Pirrie Park.

The proposed hours of operation are from 9am to 6pm Monday to Friday and 8am to 1pm on a Saturday. No use on a Sunday.

The applicant has also confirmed the following;

- There is 25 match days per year which run from September to Easter each year, in that period there would be approximately 25 Saturdays selected for matches for school hockey. There may be occasional matches that take place during the school week, but this is not a regular occurrence. Usually this would take place to catch up on any postponed matches in the season only.
- Saturday mornings are proposed to be the main days for play:
- The pitch will host on a Saturday with a maximum of 6 matches each in the period 9am – 1pm on Saturday; Teams turn up for the time slot for their scheduled match; a maximum 20-30 parents attend; 11 players in each with 3 reserves; 2 teams per match x 14 in a squad x 6 matches = 168 attendees maximum and children will leave when their match is complete. The applicant has stressed that not all these participants will be on the site at one time, this is the maximum over the course of the morning

This application has been amended over the application process with the following amendments;

- Movement of pitch a further 5.5metres eastwards from western boundary with Broughton Gardens;
- Re-siting of acoustic barrier;
- Collapsible ball stop nets;
- Landscaping screen;
- Removal of spectator stand.

2.0 Description of Site and Area

The application site comprises of an existing gravel hockey pitch (known as east pitch) which adjoins another gravel hockey pitch to the west located within the playing fields of Pirrie Park. The larger site contains Downey House Preparatory School and Preschool, the college house and playing fields for tennis, netball, hockey, basketball, football, cricket and rugby. The main vehicular access is via Pirrie Park Gardens which links into Ardenlee Avenue. There is a secondary access point from Broughton Gardens.

The western boundary of the site adjoins the rear gardens of the residential properties along Broughton Gardens / Pirrie Park Manor. The northern boundary adjoins the rear gardens of the residential properties along Ardenlee Avenue. A mix of close-boarded fencing, low walls, shrubs / hedges and trees defines these boundaries.

Planning Assessment of Policy and other Material Considerations	
3.0	Site History Relevant site history: West Pitch LA04/2018/1416/F - Upgrade of existing gravel pitch to synthetic sand dressed hockey pitch, with floodlighting, fencing, acoustic barrier, storage container – Withdrawn 02.04.2020 LA04/2020/0757/F - Upgrade of existing gravel pitch to synthetic sand dressed hockey pitch, with floodlighting, fencing, acoustic barrier, storage container (AMENDED PLANS, ADDITIONAL INFORMATION) – Pending
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	(Draft) Belfast Metropolitan Area Plan (BMAP) 2015 Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which 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.
	Draft BMAP 2004
4.2.1	Policy SETT2 Development with the Metropolitan Development Limit and Settlement Development Limits
4.2.2	Policy ENV3 Local Landscape Policy Areas
4.2.3	Designation BT001 Metropolitan Development Limit
4.2.4	Designation BT144 Pirrie Park Local Landscape Policy Area (LLPA)
4.2.5	Designation Area of existing open space
4.2.6	Designation BT162/06 Community Greenway
	Draft BMAP 2015 (purported to be adopted)
4.2.7	Policy SETT 2 Development within the Metropolitan Development Limits and Settlement Development Limits.
4.2.8	Policy ENV1 Local Landscape Policy Area
4.2.9	Policy OS1 Community Greenways
4.2.9	Designation BT126 Pirrie Park Local Landscape Policy Area
4.2.10	Designation Existing area of open space
4.2.11	Designation BT147/07 Odyssey / Tullycarnet Park /Ormeau Park Community Greenway
4.3	Regional Development Strategy 2035
4.4	Strategic Planning Policy Statement 2015
4.5	Planning Policy Statement 2: Natural Heritage Planning Policy Statement 3: Access, Movement and Parking Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation Planning Policy Statement 15: (Revised) Planning and Flood Risk
5.0	Statutory Consultees Responses
5.1	DFI Roads – No objection
5.2	Rivers Agency – No objection, recommended condition
5.3	DAERA (Water Management Unit) – No objection, refers to standing advice on conditions
5.5	DAERA (Natural Environment Division) (NED) – No objection
5.7	NI Water – Advice
6.0	Non-Statutory Consultees Responses

6.1	BCC Environmental Health – No objection subject to conditions
6.2	BCC Landscaping Section – No objection, content that the proposals indicate a comprehensive landscaping scheme which enables the landscape and visual integration of the proposals, thereby mitigating any potential visual impact on adjacent properties. Landscape Section are content that the information provided in the Landscape Management and Maintenance Plan is acceptable in detail, providing establishment maintenance and long-term management of the landscape elements of the proposals.
7.0	Representations
7.1	<p>The amended plans and additional information was neighbour notified on the 26th May 2020. The period for comment was extended until the 26th June. It was re-advertised in the local press on the 29th May 2020.</p> <p>Subsequent amended landscaping plans and additional information was re-neighbour notified on the 23rd July 2020, the period for which expired on the 6th August 2020.</p> <p>A total of 118 letters of objection (51 to the original proposal) have been received from 35 properties along Ardenlee Avenue, Broughton Gardens, Pirrie Park Manor and Pirrie Park Gardens. A total of 67 objections were received as a result of the current amended scheme. The objections are summarised as;</p> <p>Technical Matters</p> <ol style="list-style-type: none"> 1. The development should be one planning application for a major development, by submitting as two separate applications, the applicant has sought to avoid statutory planning requirements for a major development; (Refer to paragraphs 9.1) 2. Insistence of the school that the pitches have to be sited side by side and includes a 400m running track spilt between the two pitches, clearly it is one scheme, community consultation carried out was for one scheme; (Refer to paragraphs 9.1) 3. Remains residents' understanding that one factor in the decision to spilt the project into two, was a recognition that the whole development may not be acceptable, but by splitting the applications retains the possibility of securing permission for one pitch; (Refer to paragraphs 9.1) 4. By splitting the applications, this has prejudiced the Council's and statutory consultees ability to properly consider the application as one project and reinforces the requirement for full consideration to be given to the legitimate concerns of residents; (Refer to paragraphs 9.1) 5. Measurement of the site area less than 1 hectare; (Refer to paragraphs 9.1) 6. Impact of Covid, residents have no access to hard copy drawings or reports, therefore unable to take part in the planning process; (Refer to paragraph 9.33) 7. Unacceptable deadline for neighbour notification period; (Refer to paragraph 9.32) 8. Inadequate planning statement; (Refer to paragraph 9.36) 9. Problems with P1 form, parts not answered correctly; (Refer to paragraph 9.37) 10. Incorrect building footprint of No 2 Pirrie Park Manor shown in the proposed plans and will therefore be more significantly impacted than claimed in the assessments; (Refer to paragraph 9.38) 11. Sections submitted are inaccurate and should be removed and consultees re-consulted; (Refer to paragraph 9.39) 12. Almost all of letters of support are from individuals who do not live in the locality and would therefore not be adversely affected by the development, greater weight should be given to local residents which border the site; (Clear breakdowns of the representations have been included in the officer report)

13. There are anomalies with the letters of support e.g. letters from people in the same household, no addresses; ***(Representations can be submitted from the same households and with no address, clear breakdowns of the representations have been included in the officer report)***
14. In the Carson Mc Dowell letter there is repeated claims that impacts on residents have been shown to be acceptable, this is not the case and is refuted; ***(As the author is now representing the school, their letter of support has been removed and placed under additional documentation as part of the school's submission)***
15. Lack of planners site visit into neighbouring gardens to view the hockey pitches to properly assess the extent, bulk and mass of the new proposals – requested consideration is not taken forward unless and until this has been carried out; ***(Refer to paragraph 9.40)***

Environmental Impact Statement

16. Objection to EIA determination and lack of Environmental Impact Statement; ***(Refer to paragraph 9.34)***
17. Failure to place this information on the planning portal; ***(Refer to paragraph 9.35)***

Access, Roads

18. In the formal consultation request to DFI Roads, there is no mention of the park and ride facility operated on Fridays and Saturdays which generates significant traffic; ***(Refer to paragraphs 9.27-9.29)***
19. No traffic information, impact study or modelling has been provided to inform on the potential traffic impacts of these applications; ***(Refer to paragraphs 9.27-9.29)***
20. Lack of information on access and construction phase – Broughton Gardens access is inappropriate for construction purposes and would pose a health and safety hazard with damage to the road and additional noise, pollution and dirt; ***(Refer to paragraphs 9.27-9.29)***
21. Previous extensive disruption when Broughton Gardens access was used; ***(Refer to paragraphs 9.27-9.29)***
22. Area already experiences heavy traffic levels with safety and parking difficulties, proposed development will lead to increased parking and congestion; ***(Refer to paragraphs 9.27-9.29)***
23. Applicant has continually stated that there will be no increase in traffic, this assessment of traffic and road impacts is inaccurate; ***(Refer to paragraphs 9.27-9.29)***
24. DFI Roads consultation response is inadequate, have not considered objections, they need to visit the site and consider increase in vehicle movements and personnel; ***(Refer to paragraphs 9.27-9.29)***

Residential Amenity

25. Refer to Environmental Health's response which states that the pitches are not for external hire, the Planning Statement states that the pitches maybe occasionally hired out – should these additional users not be considered, in addition to spectators? ***(Refer to paragraphs 9.18 – 9.26)***
26. Inadequate Noise Assessment – reliance on computer programme, missing information, failure to take into consideration cumulative impact with rest of Pirrie Park, unacceptable/unknown nature of the necessary acoustic barrier and other mitigation; ***(Refer to paragraphs 9.18 – 9.26)***
27. Increased noise from players / spectators; ***(Refer to paragraphs 9.18 – 9.26)***
28. Noise barrier unlikely to make any difference; ***(Refer to paragraphs 9.18 – 9.26)***
29. Light pollution, spillage into neighbouring properties; ***(Refer to paragraphs 9.18 – 9.26)***

30. Lack of information on the proposed lighting system and questions over the validity of lighting assessment; **(Refer to paragraphs 9.18 – 9.26)**
31. Noted that retractable floodlights have been proposed along Broughton Gardens, consider the same courtesy should be afforded to properties along Ardenlee Avenue; **(This was the decision of the applicant, the planning authority is required to assess the scheme as submitted)**
32. Inadequate separation distances to neighbouring properties; **(Refer to paragraphs 9.18 – 9.26)**
33. Scale, significant visual impact of 15m high floodlights, container and fencing over existing situation; **(Refer to paragraphs 9.5 – 9.13, 9.18 – 9.26)**
34. Sports England recommends a MUGA (floodlit) should be 12m and ideally at least 30m away from residences; this is for guidance only and each application is assessed on its own merits; **(this is for guidance only and each application is assessed on its own merits)**
35. No justification for fence heights, recent guidance from the Hockey Federation advises side boundary fencing shall be a minimum of 1 metre high; **(this is for guidance only and each application is assessed on its own merits)**
36. Close mesh fence and wooden noise barrier will create an overbearing 'prison' like atmosphere, hemming in houses and destroying their visual amenity; **(Refer to paragraphs 9.5 – 9.13, 9.18 – 9.26)**
37. Daylight shading of adjoining properties, need for technical daylighting appraisal; **(Refer to paragraphs 9.5 – 9.13, 9.18 – 9.26)**
38. Route taken by spectators when visiting the ground close proximity to neighbouring dwellings: **This is a matter that can be dealt with by the School through the management plan.**

Landscaping

39. Lack of design rigour with the proposed planting scheme with other major aspects of the scheme such as drainage, ball stop netting, and man access, questions the actual feasibility of the proposal; **(Refer to paragraphs 9.14 – 9.17)**
40. Lack of space for tree planting, inappropriate tree species and impact on neighbouring properties; **(Refer to paragraphs 9.14 – 9.17)**
41. Objections to rebuttal notes provided by Park Hood – it is clear there has been no attempt to co-ordinate landscape proposals with other services and elements of the scheme; **(Refer to paragraphs 9.14 – 9.17)**
42. Inadequate consultation response from BCC Landscaping, request that they consider all the detailed objections submitted; **(Refer to paragraphs 9.14 – 9.17)**
43. Proposed planting conflicts with existing field drain; **(Refer to paragraphs 9.14 – 9.17)**

Visual Impact, Impact on the surrounding area

44. Stunning and overwhelming visual impact presented by the illuminated pitch cube installation with associated floodlights and fencing; **(Refer to paragraphs 9.5 – 9.13)**
45. Not in keeping with local landscape policy area; **(Refer to paragraphs 9.5 – 9.13)**
46. Inappropriate, scale for the local area and townscape including Ravenhill Park Area of Townscape Character; **(Refer to paragraphs 9.5 – 9.13)**

Comparison with similar developments;

47. Other similar facilities in Belfast have much greater buffer zones e.g. Aquinas, Cregagh Youth and Community Centre, Queens Dub, Campbell College; **(Each application required to be assessed on its own merits)**

48. The development fails to take into account the precedent set by Cherryvale which provided adequate clearances from existing properties; **(Each application required to be assessed on its own merits)**

Intensification

49. Not against the current pitches being upgraded, however this level of intensification is not appropriate so close to existing properties;
50. Obvious intensification which has not been represented, 700 pupils redirected to the proposed site, facilities maybe hired out to third parties, additional hours of use and additional spectators; **(Refer to paragraphs 9.18-9.26, 9.27 – 9.29)**
51. Change from low key school use to round the clock use, planning application is likely to come along to allow change of times to late time use; **(There is restricted operating times and the application needs to be assessed on the basis of what has been applied for)**
52. If there is no change of usage, then all that is needed is a new playing surface with no fencing or floodlighting; **(The application is for operational development for the upgrade of the existing hockey pitches and is required to be assessed on what has been applied for)**
53. Questions whether full level of intensification is known, baseline for impacts of noise and traffic have been inadequately assessed due to an unsubstantiated claim that the school has an unrestricted use; **(Refer to paragraphs 9.18-9.26, 9.27 – 9.29)**
54. Claim of fall-back position has not been evidenced, no information presented on the level of use of the site in recent times given pitch conditions. Refer to Moorland and Owenvarragh Residents' Association Application [2014] NIQB 130 (Casement Park), critical any assessment is based upon a realistic baseline; **(Refer to paragraphs 9.18-9.26, 9.27 – 9.29)**

Ecology

55. Impact on local wildlife; **(Refer to paragraph 9.14-9.17)**
56. Lack of assessment in regards to priority species of birds, validity of the ecological assessments and the site visit carried out and its timing; **(Refer to paragraph 9.14-9.17)**

Drainage

57. Inadequate drainage assessment including lack of consideration to historical drainage problems, lack of information, questions over accuracy of calculations, flaws in design concept, siting of acoustic barrier over line of existing field drains, construction risks; **(Refer to paragraph 9.30-9.31)**
58. Failure of proposed artificial aquifer; **(Refer to paragraph 9.30-9.31)**
59. Little or no meaningful information on the detailed design and specification of the actual pitch construction, how can effective and proper consideration of these applications be given; **(Refer to paragraph 9.30-9.31)**
60. Request Rivers comment on critical points raised in objections; **(Refer to paragraph 9.30-9.31)**

Policy objections

61. Contrary to Policy NH5 of PPS2; **(Refer to assessment below)**
62. Contrary to Policy OS4, OS5 and OS7 of PPS8; **(Refer to assessment below)**
63. Contrary to Policy ENV1 of BMAP; **(Refer to assessment below)**

Future Use

64. Substantial costs to provide lighting and fencing does not make economic sense if the pitches are only to be restricted to the school and during the proposed hours of use; ***(The application is required to be assessed on what has been applied for, cost implications are a matter for the applicant)***
65. School has been considering alternative ideas for the future of the site, this proposal for international class hockey facility is the first steps in a significant change of use of the site towards a more commercial usage; ***(The proposal is not for an international hockey facility, it is for operational development relating to the upgrade of existing hockey pitches)***
66. The application requires consideration to the scope of acceptable uses that are available under Class D1 – this would allow for after school facilities, day centre and community centre activities, begs the question as to whether the usage of the facility is to be restricted only to children attending the school; ***(This is irrelevant. The proposal is not for a change of use, it is for operational development to upgrade existing hockey pitches. The usage of the pitches would be restricted by the recommended conditions).***

Other matters

67. No information on fencing, colour or finish; ***(The proposed fencing is green paladin fencing as shown in the example images provided and uploaded to the planning portal)***
68. Electrical supply to floodlights, no information provided; ***(This is not a planning matter)***
69. Impact of security / emergency lighting, no information provided; ***(This have not been proposed as part of this proposal)***
70. No information of on the method of irrigation for the pitches; ***(This is not a planning matter)***
71. No information on advertising hoardings, loudspeakers, cameras; ***(not relevant as not part of this application. Refer to condition 13)***
72. Increased security risk to local residents; ***(It not considered that the proposed development poses a security risk to adjoining residents from a planning perspective)***
73. Impractical maintenance areas; ***(This is not a planning matter, this is a matter for the applicant)***
74. No evidence of risk assessments for fencing and collapsible netting; ***(This is not a planning matter, this is a matter for the applicant)***
75. In the interests of good planning and transparency the Overall Development Plan for Pirrie Park which appears to include proposals for the laying of a multi sports surface to allow for general training, athletics and soccer all year round; ***(The application is required to be assessed on what has been applied for)***
76. Failure to give sufficient regard to relocation of the pitches to a more suitable or central position within the grounds or wider area; ***(The application is required to be assessed on what has been applied for)***
77. The school has other pitch options available to it in the wider area including Harlequins, Cherryvale; ***(The application is required to be assessed on what has been applied for)***
78. Lack of clarification as to whether the pitch is sand or rubber crumbed or a mixture of both. The use of rubber crumb has its own health and safety risks; ***(Planning permission have been sought for a sand dressed pitch as per the description of development and the agent has confirmed that no rubber crumb is to be used)***

79. To avoid further environmental problems, particularly those well publicised around micro plastics, it would seem logical and prudent that any proposed pitch project should include and be accompanied with a clear end-of-life plan; **(This is not a planning policy requirement)**

80. Potential damage to wall and tree at 39 Broughton Gardens, request if planning is granted that a condition is attached that wall and tree is subject to a photographic and dimensioned survey, and any damage made good by the school. **(This is a civil matter between the resident and the school and cannot be controlled by planning)**

A total of 114 representations of support have been received (8 of which are from the Ardenlee Avenue, Pirrie Park Gardens and Ravenhill Park), summarised as;

1. Current facilities are outdated, substandard and unsafe and are often unplayable in winter or in poor light;
2. Lack of existing hockey pitches provided by BCC;
3. Will benefit and enhance the profile of girls' sporting activities;
4. Proposed development of pitches will enhance the school's ability to;
 - Promote enthusiastic participation in sport part of a healthy lifestyle that contributes to the development and well-being of children;
 - Allows pupils to enjoy the facilities of sport, be they a novice or elite athlete;
 - Provides opportunities for pupils to experience individual and collective endeavour, achievement and excellence;
5. Proposed facilities will not only benefit children who currently attend the school, but also future generations and the local community;
6. A great investment in the health, both physical and mental, especially at a time when it has been compromised by Covid;
7. Living in an urban area comes with the benefit of close proximity to many public, private and commercial conveniences including local schools. In urban areas, it is inevitable that residential developments and schools will often be in close proximity to each other;
8. There are many other schools (e.g. Aquinas Diocesan Grammar) that enjoy facilities similar to those proposed here and are also in close proximity to residential properties;
9. Welcome proposed mitigation, I understand that MCB will only use the pitches for school use and only until 6.00 pm. I think that this voluntary restriction should limit any inconvenience to neighbours;
10. Understand concerns around floodlighting, however the use of LED floodlights ensures they are much less intrusive than older halogen floodlights, this is apparent in our highways which where LEDs are replacing older street lighting;
11. There is adequate existing parking and access via Ardenlee Avenue;
12. The proposed upgrade will have a positive aesthetic effect on the surrounding area;
13. The site is well suited and will not result in the loss of open space nor interfere with the enjoyment of the local amenity by residents in this area;
14. The cost of paying for Methody teams to access AstroTurf is enormous and access is difficult as there are so many teams all vying to play on superior pitches;
15. My children play hockey every week on these pitches and they are not in line with other schools.

A total of 5 representations received from staff of the school, summarised as:

1. Proposed development of pitches will enhance the school's ability to;

	<ul style="list-style-type: none"> - Promote enthusiastic participation in sport as part of a healthy lifestyle that contributes to the development and well-being of the whole child; - Allow pupils to enjoy the benefits of sport be they a novice or an elite athlete; - Provide opportunities for pupils to experience individual and collective endeavour, achievement and excellence; <ol style="list-style-type: none"> 2. Mental and physical health benefits; 3. Hockey facilities is not on par with rugby; 4. Bring facilities in line with other schools and clubs; 5. Building of these pitches will help us offer hockey to many more pupils throughout the school and in the wider community e.g. At present, we can have at least fourteen girls, and six boy's hockey teams available to play on a Saturday morning, but we do not have the space for them; 6. New pitches will dramatically improve the quality of games sessions in the future; <p>A meeting was held on the 30th January 2020 in the Council offices with local residents, elected representatives, the applicant and their agents and planning officers. Cllr de Faoite, Cllr Brian Smyth, Cllr Long and Christopher Stalford MLA attended on behalf of local residents.</p>
8.0	Other Material Considerations
8.1	DCAN 15 Parking Standards
9.0	Assessment
9.1	<p><u>Preliminary Matters</u></p> <p>The agent has advised Planning that the applicant and their agent undertook an informal public consultation event on the 30th November 2017 to provide local residents with an opportunity to view and discuss proposed works to upgrade the existing two hockey pitches together. Subsequently, the Council received two local planning applications one for each pitch separately under references LA04/2018/1411/F (east pitch) and LA04/2018/1416/F (west pitch) for proposed upgrade works to the pitches. Following the meeting held on the 30th January 2020 between local residents, elected representatives, the applicant and their agents and planning officers, the school revisited the scheme and proposed further amendments to seek to address concerns of local residents. A drop-in event was then carried out at Pirrie Park on 27th February 2020. Due to the proposed movement of the pitches, application LA04/2018/1416/F was withdrawn and a fresh application made under reference LA04/2020/0757/F for the west pitch and an amended package of information was submitted under the existing application LA04/2018/1411/F for the east pitch.</p> <p>Local residents have made detailed representations around the public consultation events that took place, splitting of the scheme into two separate applications, requirement for a major application and subsequent avoidance of statutory planning procedures for a major development.</p> <p>Each application is for operational development consisting of new ground cover, floodlighting, fencing and storage container on an existing hockey pitch. Each application can function independently of itself within its own planning unit (i.e. within the red line boundary). Each red line boundary is less than 1 hectare, West Pitch being 0.99 hectares and East Pitch being 0.88 hectares. Therefore, the planning authority must accept these applications as local developments, both of which are valid.</p> <p>Had the applications been submitted together as one, this would have amounted to a major development, which would have required formal pre-application community consultation and</p>

	<p>a pre-application consultation report submitted with the planning application. The planning authority cannot speak for the rationale of the applicant in submitting the scheme as two separate applications, however, it is noted that this approach has concerned local residents. Nonetheless, as explained above, each application is a valid local planning application and must be determined as such.</p> <p>These are two applications for two sites that sit side by side and they are required to be assessed on their own individual merits, in addition to any cumulative impacts of the both sites together.</p> <p>In respect of the issues raised around the two pitches being used together for summer athletics amounting to a major development. As set out above, the applicant has applied within the regulations for a local development on this site and the adjacent site. The application is not to change the use of the land it is for operational development on existing pitches and therefore, the applicant can continue to use the pitches for athletics as it does not constitute a material change of use.</p>
9.2	The proposal is considered to be in compliance with the development plan.
9.3	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - Principle of development - Design, Visual Amenity and Impact on character of locality - Landscaping / Ecology / Draft LLPA - Impact on residential amenity - Access, Movement and Parking - Flooding / Infrastructure Capacity
9.4	<p><u>Principle of development</u></p> <p>The application site is unzoned 'whiteland' within the settlement limits of the BUAP. In draft BMAP 2015, the land is zoned as existing open space within the development limits. The proposal involves upgrade works to an existing hockey pitch, thus retaining its recreational use in accordance with Policy OS1 of PPS8 and paragraph 6.205 of the SPPS. In light of the above, the principle of development is acceptable subject to the material considerations as set out below.</p>
9.5	<p><u>Design, Visual Amenity and Impact on character of locality</u></p> <p>The application site is located within existing playing fields that are enclosed on the northern and western boundary by residential streets. Public views of the proposed operational development (fencing and floodlights) would be largely limited. Glimpses of the proposal may be viewed from the surrounding residential streets, namely Pirrie Park Manor, Broughton Gardens, Ardenlee Avenue, Pirrie Park Gardens, Ravensdene Park and Ravensdene Crescent, however, these views would be filtered by existing properties, proposed landscaping and separation distances. In addition, any associated light spill from the floodlights would be contained to the application site and adjoining rear gardens, within acceptable levels, as discussed in further detail in the residential amenity section below. The proposed operational development is akin to modern playing field facilities and for the reasons set out above is not considered individually or cumulatively with application LA04/2020/0757/F to adversely impact the character of the locality.</p>
9.6	<p>Issues have been raised that the proposal is of an inappropriate scale for the local townscape including Ravenhill Park Area of Townscape Character (ATC). The application site is not located within the draft Ravenhill Park ATC. Furthermore, it is located some distance from this draft designation i.e. minimum of 150 metres with intervening streets. The proposal would therefore have no impact on this draft ATC.</p>

9.7	The proposal includes two storage containers sited side by side along the northern boundary of the site (adjacent to the rear boundary of No 43 Ardenlee Avenue) measuring a total 2.75m in height, 5.95m in depth and 4.9m in width which would be of limited scale and massing. The containers would be 2m away from the rear boundary with No 43 at its closest point with the existing dwelling a further 30m away. Any views of this structure would be largely screened by the proposed 1.8m timber acoustic fence and landscaping. The design, scale and siting of the containers is therefore considered acceptable and will not prejudice the visual amenity of the neighbouring properties.
9.8	A 1.8m high timber acoustic fence has been proposed around the perimeter of the hockey pitch. At its closest points, it will be 1.3m away from the northern boundary with Ardenlee Avenue properties. The proposed acoustic fence would have no greater visual impact on the surrounding residential properties than a normal timber fence that is used to define residential gardens. In addition, it is important to note, that under Class A, Part 3 of the Schedule to the Planning (General Permitted Development) Order (NI) 2015, the school could erect a 2m high fence or wall without the need for planning permission.
9.9	A 3m high paladin perimeter fence is also proposed which would sit inside the acoustic fence. At its closest points, it will be 3m away from the northern boundary with Ardenlee Avenue properties. A paladin fence by its very nature has a lightweight appearance, which allows views through. This fence will also be viewed in the context of the proposed native planting buffer and the 1.8m timber acoustic fence, which would largely screen the structure. For these reasons, it is not considered that it would adversely impact the visual amenity of neighbouring properties.
9.10	With regards to the proposed 5m high ball stop netting with collapsible columns, this would only be temporary and would be taken down when not in use, therefore, a significant visual impact is not anticipated.
9.11	In relation to the proposed floodlighting columns, these consist of 6 x 15m floodlights, two of which would be located along the boundary with Ardenlee Avenue properties. A 15m high floodlight column is proposed 8m from the rear boundary of No 43 Ardenlee Avenue and the second column is 4.2m from the rear boundary with No 57 Ardenlee Avenue. Whilst it is noted that the lighting columns would be visible from the rear of these properties along Ardenlee Avenue, they have long gardens with increased separation distances from the floodlighting columns to their main rear facades starting from 26m. For these reasons and the physical slim line nature of the floodlighting columns, it is not considered that it would be so over dominant that it would adversely impact the visual amenity of these neighbouring properties to warrant refusal to the application.
9.12	For the residents of dwellings which bound the park at a greater distance, they will view all of the lighting and fencing together from the rear of their properties however, this is typical of the majority of playing fields in the city when brought up to a modern standard. The area is characterised by significant separation distances that will not result in an unacceptable visual impact.
9.13	The proposed development is therefore considered acceptable with regards to design, visual amenity and impact on the locality of the area and cumulatively with application LA04/2020/0757/F in accordance with bullet point 3 of Policy OS4 and criteria (ii) of Policy OS7 of PPS8 and the SPPS.
9.14	<p><u>Landscaping / Ecology / Draft LLPA</u></p> <p>A landscaping buffer of native planting along the boundaries with Ardenlee Avenue, Broughton Gardens and Pirrie Park Manor has been incorporated to assist in the mitigation of the visual impacts of the proposal. A Landscape Management and Maintenance Plan has also been</p>

	submitted to establish the maintenance and long-term management of the proposed landscaping. The Council's Landscaping Section was consulted and is content with the proposal.
9.15	Detailed objections have been received about a lack of design rigour with the proposed planting and other aspects of the scheme, in addition to inappropriate planting. Following this the applicant's landscaping consultant provided an updated Landscape Management and Maintenance Plan and Rebuttal Statement confirming that the proposed planting locations are appropriate, the plans clearly detail the planting mix which is suitable in achieving a native planting screen and a protective tree root barrier will be incorporated along the existing field drain to protect any drainage utilities. An amended landscaping plan was also provided removing one tree in front of the proposed container. The amended package and detailed objections have both been considered by the Council's Landscaping Section who has advised that the detailed objections have been addressed and they are content with the proposed landscaping. In regards to the issues raised in respect of health and safety matters associated with the operation of the collapsible ball stop netting; this is a separate maintenance matter for the school and not a matter for Planning.
9.16	A Biodiversity Checklist and Ecological Appraisal and Bat Activity Survey has been carried out on the site by a suitably qualified ecologist. Objections from local residents have also been received outlining issues in respect of the assessment of priority species of birds, validity of the assessments and the site visit carried out and its timing. The Natural Environment Division (NED) at DAERA (as the authoritative body on natural heritage) were consulted on the above and have no objection to the proposal. In relation to the objections received from local residents, NED have advised they are content that an appropriate assessment has been carried out and that bird species are unlikely to be significantly impacted as a result of the proposed development. Furthermore, NED are content that appropriate habitat exists within proximity to the pitches for birds. It is therefore considered that the proposal is not likely to result in unacceptable adverse harm to protected/ priority species or other natural heritage features in accordance with Policies NH2 and NH5 of PPS2, bullet point 2 of Policies OS4 and OS5 of PPS8 and the SPPS.
9.17	The site falls within the draft Pirrie Park LLPA in dBMAP with its features listed as an area of local amenity importance in the grounds of a preparatory school with playing pitches and linkages to Ormeau Park. It is also an area of local nature conservation with significant groups of deciduous and coniferous trees. As discussed above, the impact on visual amenity is considered acceptable. The proposal is upgrading facilities at these playing fields and the significant groups of existing trees remain unaffected. The nature conservation value of the site will also be enhanced through the new native planting buffer. Therefore, the proposal is not considered to adversely impact the Draft LLPA in accordance with Policy ENV1 of Draft BMAP and the SPPS.
9.18	<p><u>Impact on Residential Amenity</u></p> <p>Issues have been raised by local residents in respect of daylight shading from the proposed acoustic fence, perimeter fencing and tree planting. As explained above in paragraph 9.7, the acoustic fence is 1.8m high which is akin to normal residential boundary enclosures, which will result in no unacceptable overshadowing of neighbouring properties. In addition, a 2m high boundary wall or fence can be erected under permitted development (PD) rights. The proposed 3m high paladin fence will sit 1.2m above this and is not a solid structure, allowing sunlight to penetrate through. In total therefore, the paladin fencing will sit 0.8m above the height of that permitted and as stated it is not a dense material but will allow light through. Furthermore, it is not positioned directly on the boundary but it is to be positioned 3m from the boundary at its closest point to the rear of residential gardens that border the application site; and not the main amenity area of the surrounding properties. The same applies to the</p>

	<p>proposed trees, there is sufficient space to accommodate these. For these reasons, no unacceptable overshadowing will occur.</p>
9.19	<p><u>Lighting</u></p> <p>It is acknowledged that a large amount of local objection has been raised in respect of noise and light disturbance. A lighting assessment has been provided for the east pitch and a cumulative assessment of both the west and east pitches operating together has been carried out, using the Institute of Lighting Professionals Document – Guidance Notes for the Reduction of Obtrusive Light GN01:2011. This assessment demonstrates that there will be no vertical illuminance at ground or first floor level on any of the adjoining residential dwellings and the horizontal illuminance levels within the rear gardens will be low and within acceptable levels as specified in the GN01:2011 document. Furthermore, the school has confirmed that the floodlighting will not operate outside the hours of 09:00 – 18:00 hours Monday – Friday and 08:00 – 13:00 hours on a Saturday, which would further reduce the impact on adjoining properties. BCC Environmental Health (the relevant authority to comment on effects of floodlighting) have reviewed the lighting assessment and the detailed objections and have advised they have no objection to the proposal. Accordingly, it is concluded that the proposal will not detrimentally impact the amenity of neighbouring properties through light disturbance. Conditions have been recommended to adequately mitigate. (Conditions 7, 8, 9).</p>
9.20	<p><u>Noise</u></p> <p>A Cumulative Noise Assessment has been provided in support of the proposal to which local residents have raised detailed objections. A number of mitigation measures have been proposed to reduce the level and character of noise resulting from the proposed development. These include;</p> <ul style="list-style-type: none"> • 1.8m high timber acoustic fence with 15kg/m² mass; • Resilient connections on the weldmesh fence panels (referred to as 3m paladin perimeter fencing); • Proprietary pads to the backboards of the nets; • Use of upturn boards covered in resistant material around pitch perimeter.
9.21	<p>These documents have been reviewed by BCC Environmental Health (the relevant authority to comment on effects of noise), who have advised that they have no objection and the noise levels at surrounding residential properties. In addition, noise levels will be slightly reduced from those currently experienced during the use of the two existing pitches together due to the introduction of the acoustic barrier. The presented noise levels are within the acceptable levels set out by the BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings, World Health Organisation – Guidelines for Community Noise and the Sport England guidance 'Artificial Grass Pitch (AGP), Planning Implications Document'.</p>
9.22	<p>Residents have raised the issue that the noise assessment should have included a cumulative assessment of the use of the pitches in combination with the use of the other pitches / sports facilities in Pirrie Park playing fields. However, the noise assessment demonstrates that the predicted noise levels will be lower than the existing situation with the current hockey pitches being in use, and therefore it would be unreasonable to request this.</p>
9.23	<p>It is also noted that local residents have raised concerns that the improved pitch surfaces with accompanying infrastructure will result in the extended use and intensification of the pitches. The application site is on existing hockey pitches which are used by the school and that use is currently unrestricted. The existing hockey pitch is currently used for training and junior hockey matches and athletics in the summer months, however it not fit for purpose for competitive schools hockey. The school has confirmed the following;</p> <ul style="list-style-type: none"> • There is 25 days per year which run from September to Easter each year, in that period there would be approximately 25 Saturdays selected for matches for school hockey.

	<p>There may be occasional matches that take place during the school week, but this is not a regular occurrence. Usually this would take place to catch up on any postponed matches in the season only.</p> <ul style="list-style-type: none"> • Saturday mornings are proposed to be the main day for play: • The pitch will host on a Saturday at the a maximum 6 matches each in the period 9am – 1pm on Saturday; Teams turn up for the time slot for their scheduled match; a maximum 20-30 parents attend; 11 players in each with 3 reserves; 2 teams per match x 14 in a squad x 6 matches = 168 attendees maximum and children will leave when their match is complete. The applicant has stressed that not all these participants will be on the site at one time, this is the maximum over the course of the morning
9.24	<p>Therefore, it is anticipated that cumulatively if this pitch is approved with the adjoining west pitch the maximum number of matches on a Saturday would be 12 with a maximum 336 participants on the site during the period of 8am to 1pm. However, the school has explained that children only arrive for their designated match time and depart at the end of their match when complete.</p>
9.25	<p>It is accepted that Saturday mornings will be the busiest period for the pitches and when assessed cumulatively given the restriction on the hours of operation to 1pm, with the predicted noise levels being reduced and within acceptable levels, it is not considered that the degree of increased use would result in unacceptable harm to the amenity of neighbouring properties. There will be no play on the pitches in the weekday evenings after 6pm, on Saturday afternoons or Sundays.</p>
9.26	<p>Therefore, it is the acceptability of the proposed use within the limited hours of operation proposed that are key to the consideration. The response from Environmental Health, in respect of the matters outlined above in relation to noise and lighting raises no concerns or objections. Therefore subject to the inclusion of mitigation measures outlined (conditions 2 - 14), it is considered that the proposed development would not result in an unacceptable impact on the amenity of surrounding properties in accordance with Policies OS4, OS5 and OS7 of PPS8 and the SPPS.</p>
9.27	<p><u>Access, Movement and Parking</u></p> <p>Local residents have raised concern over intensification and subsequent increase in traffic congestion and road safety issues for it users. The site is well contained, with its own car park, with the main access from Pirrie Park Gardens. The application site consists of an existing hockey pitch which is currently used by the school for training and junior hockey matches and athletics in the summer months.</p>
9.28	<p>The current proposal is for the replacement of the existing hockey pitch with a newly upgraded modern pitch. It would be accessed via the existing Pirrie Park Gardens. In terms of any intensification, this would be minimal as it is restricted by the hours of operation until no later than 6pm Monday – Friday and 1pm on a Saturday with its prime use to be for the school. The school has also advised that the number of match days is typically 25 per year. DFI Roads were consulted and have offered no objection to the proposal taking into account previous concerns raised by local residents and a cumulative assessment with application LA04/2020/0757/F. Accordingly, the proposal is considered acceptable in terms of traffic, parking and access considerations and is therefore in accordance with Policy OS4 of PPS8 and relevant policy within PPS3.</p>
9.29	<p>The applicant has confirmed that the construction access is to be via Broughton Gardens. Local residents have raised health and safety concerns with this use of this access. This is an existing access point to the playing fields. In terms of any health and safety concerns associated with the use of this access, this is covered by separate environmental legislation.</p>

	<p>A Construction Management Plan (Condition 15) has been recommended to minimise disruption to local residents.</p>
	<p><u>Flooding and Infrastructure Capacity</u></p>
9.30	<p>The site does not lie in the fluvial or coast flood plain. The flood maps show an area of surface water flooding along the western boundary in the gardens of properties along Broughton Gardens. A detailed drainage assessment has been submitted in support of the application which also includes a cumulative assessment of both pitches together. Rivers Agency and NI Water have been consulted and have no objection to the proposal. Overall, the proposed drainage system provides an overall betterment in relation to the existing pitch drainage.</p>
9.31	<p>Local residents have submitted detailed objections to the Drainage Assessment which have been considered by Rivers Agency. Additional information was provided by the applicant demonstrating that sufficient storage is available within the design to accommodate the 1 in 100 year storm event (including 20% allowance for climate change). Rivers have since been re-consulted on this and have advised that they have no objection to the proposal. As the drainage network will be unadopted by NI Water, a condition has been recommended to secure a long-term maintenance programme for its ongoing function (Condition 16). The proposal is therefore considered to be in accordance with Policy FLD3 of PPS15 and the SPPS.</p>
	<p><u>Other matters</u></p>
	<p><u>Neighbour Notification Period and Access to Drawings</u></p>
9.32	<p>Due to an apparent delay in the post and subsequent receipt of neighbour notification letters, the neighbour notification period was extended by a further two weeks to give sufficient time for residents to make representations on both applications.</p>
9.33	<p>A set of hard copy drawings were delivered to all residents who initially requested copies. In addition, a subsequent set of the amended drawings were also posted to these residents. There is no legal obligation to make hard copy plans available, planning applications are available to view through the Planning Portal, which is the same mechanism for local and major planning applications. Officers' are satisfied that sufficient time has been given and measures put in place to allow residents to fully participate in the planning application process and the statutory neighbour notification requirements have been fulfilled.</p>
	<p><u>EIA Screening</u></p>
9.34	<p>The proposed development falls within Schedule 2, Part 10(b) 'Urban development projects, including the construction of shopping centres and car parks' of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 as the site area would exceed 0.5 hectares. The development has been screened and it has been determined that it does not constitute EIA development. The EIA screening has been carried out in accordance with the selection criteria set out in Schedule 3 of the regulations.</p>
9.35	<p>The planning authority is required to keep a register of all screening opinions completed, which is held in hard copy in the Council offices. A copy of the screening opinion was also uploaded to the planning portal on the 15th April 2019.</p>
	<p><u>Inadequate planning statement</u></p>
9.36	<p>There is no legislative requirements as to the content of a planning statement. There is sufficient information submitted to make an informed assessment of the application.</p>
	<p><u>Problems with P1 form</u></p>
9.37	<p>The matters have been clarified in the additional assessments and documentation submitted by the agent.</p>

9.38	<p><u>Relationship with No 2 Pirrie Park Manor</u></p> <p>The agent has provided an overlay of the newly constructed dwelling at No 2 Pirrie Park Manor over the footprint of the dwelling shown in the submitted plans. Whilst there is a minor discrepancy in the orientation and building footprint shown on the submitted drawings, the differences are negligible. Therefore, the impact on No 2 Pirrie Park Manor can be adequately assessed on the basis of the submitted information and assessments.</p>
9.39	<p><u>Section Drawings</u></p> <p>Objections have been raised that the section drawings are inaccurate and do not show properties which are actually closer to the development including 2 Pirrie Park Manor and 39 Broughton Gardens. It is clear from the section drawing what properties the section is going through. The section drawings are read in conjunction with the other suite of drawings, which clearly show the relationship with both the properties referred to and an adequate assessment of any impacts has been carried out.</p>
9.40	<p><u>Site Visit</u></p> <p>A site visit has been carried out at the application site and at the neighbouring property of No 2 Pirrie Park Manor as requested by the owner. The necessary site visits have been carried out to allow officers' to make an informed recommendation on the application. In respect of No 39 Broughton Gardens, this property has a 1m high boundary wall with open views into the rear garden which allowed an adequate assessment of the potential impacts to be made.</p>
10.0	<p>Summary of Recommendation:</p> <p>Having regard to the development plan, relevant policy context and other material considerations including third party representations, on balance, the proposal is considered acceptable. It is requested that the Planning Committee delegates authority to the Director of Planning and Building Control to grant conditional planning permission and to finalise the wording of conditions.</p>
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 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. The use of hockey pitches hereby permitted shall be restricted to the use of school hockey and related summer camps. Reason: In the interests of amenity. 3. Prior to the first use of the pitch hereby approved the applicant shall submit a Site Management Plan (SMP) to Belfast city Council to be agreed in writing. The SMP shall deal with general usage of the pitches including visitors and operation of equipment (lights and collapsible fencing). Reason: In the interests of residential amenity. 4. The development hereby permitted shall be carried out in accordance with the approved landscaping plan Drawing Number 09A published to the planning portal 23rd July 2020. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the completion of the

development and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to preserve and enhance the character and appearance of the locality.

5. The development hereby permitted shall be carried out and maintained in accordance with the Updated Landscape Management and Maintenance Plan (dated July 2020) prepared by Park Hood, published to the planning portal 23rd July 2020.

Reason: In the interests of biodiversity, amenity and character and appearance of the locality.

6. Prior to the use of the hockey pitch hereby permitted, the lighting scheme detailed in approved drawing 'Methody Hockey Pitches, Pirrie Park, Belfast. External Floodlighting Plot, Project: 1645, drawing: ESK02C Rev C, Prepared by A.H. design, Mechanical and Electrical Consultants.' Dated February 2020 shall be installed and the development maintained and operated in accordance with the approved details thereafter.

Reason: In the interests of the amenity of neighbouring properties.

7. Prior to the use of the hockey pitch hereby permitted, an Artificial Light Verification report shall be prepared by a suitably qualified contractor and submitted to and approved in writing by Belfast City Council. The report shall verify that all artificial floodlighting connected with the development has been installed in accordance with the approved scheme and is fully compliant with Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN0L:2011.

Reason: In the interests of the amenity of neighbouring properties.

8. The floodlights and associated hockey pitch hereby permitted shall not be operational outside the hours of 9am to 6pm Monday to Friday and 8am to 1pm on a Saturday and at no time on a Sunday.

Reason: In the interests of the amenity of neighbouring properties.

9. Prior to use of the hereby permitted hockey pitch, the applicant shall construct and install a 1.8m high solid timber acoustic barrier as detailed within the approved Noise Impact Assessment, "Proposed Artificial Hockey Pitch, (Western Pitch) Pirrie Park, Belfast." Prepared by F.R. Mark and Associates Dated March 2020 and drawing no 02C published to the planning portal 23rd July 2020. The acoustic timber barrier shall be maintained and retained thereafter in accordance with the approved details.

Reason: In the interests of the amenity of neighbouring properties.

10. Prior to the use of the hereby permitted hockey pitch, the applicant shall ensure the weldmesh fencing (labelled as 3m high boundary fencing on drawing no 02C) is constructed and installed in accordance with drawing no 02C published to the planning portal 23rd July 2020 and the Noise Impact Assessment dated March 2020 prepared by F.R Mark. The weldmesh fencing shall be fixed using resilient connections to reduce rattle and vibration upon impact. The weldmesh fencing shall be maintained and retained thereafter in accordance with the approved details.

Reason: In the interests of the amenity of neighbouring properties.

11. Prior to the installation of the proprietary shock absorbing material to be installed in the backboards of the nets, a detailed specification of the proposed material to be used, shall be submitted to and approved in writing by Belfast City Council. The approved proprietary shock absorbing material shall be fitted to the backboards of the hockey nets prior to the use of the hereby permitted hockey pitch and shall be maintained and retained thereafter in accordance with the approved details.

Reason: In the interests of the amenity of neighbouring properties.

12. Prior to the use of the approved Hockey Pitch upturned boards, covered in the impact resistant pitch material shall be placed around the perimeter to reduce the impact noise of balls hitting the mesh fence;

Reason: In the interests of the amenity of neighbouring properties.

13. No hoarding or signage shall be fitted to weldmesh fencing surrounding the hockey pitch which could result in impact sound from ball strike;

Reason: Protection of residential amenity

14. The development hereby permitted shall not commence until a Construction Management Plan has been submitted to and approved in writing by Belfast City Council. The Management Plan shall provide for:

- i) the Broughton Gardens access shall be used for the duration of construction only;
- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in demolition and constructing the development;
- v) timing and management of site deliveries;
- vi) wheel washing facilities;
- vii) measures to control the emission of dust and dirt during construction;
- viii) measures to control noise and vibration during construction.

The Management Plan shall be implemented as approved and maintained for the duration of the construction works.

Reason: In the interests of public safety and amenity.

	<p>15. The development hereby permitted shall not commence until details of a long-term maintenance programme for the on-site drainage network have been submitted to and approved in writing by the Belfast City Council. The network shall be managed and maintained in accordance with the approved details once installed.</p> <p>Reason: To ensure future maintenance and to prevent increased risk of flooding.</p>
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Notification to Department (if relevant): N/A

Representations from Elected members: A meeting was held on the 30th January 2020 in the Council offices with local residents, elected representatives, the applicant and their agents and planning officers. Cllr de Faoite, Cllr Brian Smyth, Cllr Long and Christopher Stalford MLA attended on behalf of local residents.

Details of Neighbour Notification (all addresses)

1 Clanbrassil Terrace Holywood Down
1 Pirrie Park Gardens, Belfast, Down, BT6 0AG,
1 Thompson Manor Lisburn Antrim
1, Larkfield Avenue, Belfast, Antrim, Northern Ireland, BT10 0LY
1, Pirrie Park Manor, Belfast, Down, Northern Ireland, BT6 0BF
1, Randal Park, Belfast, Antrim, Northern Ireland, BT9 6JJ
1, Thompson Manor, Lisburn, Antrim, Northern Ireland, BT28 3GA
10 Sharman Dale Bangor Down
10, Pirrie Park Manor, Belfast, Down, Northern Ireland, BT6 0BF
103 Osborne Drive Belfast Antrim
11, Pirrie Park Manor, Belfast, Down, Northern Ireland, BT6 0BF
112 Marlborough Park Central Belfast Antrim
12 Ascot Gardens Belfast Down
12 Kingsway Drive Belfast Down
12 St Johns Avenue Belfast Down
12, Pirrie Park Manor, Belfast, Down, Northern Ireland, BT6 0BF
12, St Johns Avenue, Belfast, Down, Northern Ireland, BT7 3JE
14 Greer Park Avenue Belfast Down
142 Comber Road Hillsborough Down
150 Ardenlee Avenue Belfast Down
160 Ballylesson Road Belfast Down
168b Upper Malone Road Dunmurry
17, Sharman Park, Belfast, Antrim, Northern Ireland, BT9 5HJ
19 Broughton Gardens, Belfast, BT7 0BB
19, Pirrie Park Manor, Belfast, Down, Northern Ireland, BT6 0BF
190 Killynure Road Carryduff Down
2 College Heights Belfast Down
2 Pirrie Park Gardens, Belfast, Down, BT6 0AG,
2, College Heights, Belfast, Down, Northern Ireland, BT7 3LG
2, PIRRIE PARK MANOR, BELFAST, DOWN, Northern Ireland, BT6 0BF
2, Pirrie Park Manor, Belfast, Down, Northern Ireland, BT6 0BF
20 Ballygraffan Road Comber Down
21 Broughton Gardens, Belfast, Down, BT6 0BB,
21 Fort Road Ballylesson Down

217 Saintfield Road Ballylenaghan Upper Castlereagh
22 Broughton Gardens, Belfast, BT7 0BB
23, Broughton Gardens, Belfast, Down, Northern Ireland, BT6 0BB
24 Green Park Lane Lisburn Antrim
25 Broughton Gardens, Belfast, Down, BT6 0BB,
25 Glendale Avenue Bangor Down
26 Danesfort Park South Belfast Antrim
26 Hanwood Farm Dundonald Down
265 Orby Drive Belfast Down
27 Broughton Gardens, Belfast, Down, BT6 0BB,
27, Ravenhill Park, Belfast, Down, Northern Ireland, BT6 0DE
29 Broughton Gardens, Belfast, Down, BT6 0BB,
3 Green Park Lisburn Antrim
3 Pirrie Park Gardens, Belfast, Down, BT6 0AG,
3, Broughton Gardens, Belfast, Down, Northern Ireland, BT6 0BB
3, Green Park, Lisburn, Antrim, Northern Ireland, BT27 4DW
3, Pirrie Park Gardens, Belfast, Down, Northern Ireland, BT6 0AG
30, Hampton Park, Belfast, Down, Northern Ireland, BT7 3JN
31 Broughton Gardens, Belfast, Down, BT6 0BB,
31 Edenderry Cottages Belfast Down
31 Wyncroft Crescent Lisburn BT28 2AT
31, CANTRELL CLOSE, BELFAST, DOWN, Northern Ireland, BT6 8LQ
310 PORTVIEW TRADE CENTRE, UNIT A1, NEWTOWNARDS ROAD, BELFAST,
DOWN, Northern Ireland, BT4 1HE
32 Adelaide Park Belfast Antrim
33 Broughton Gardens, Belfast, Down, BT6 0BB,
33, Broughton Gardens, Belfast, Down, Northern Ireland, BT6 0BB
33a ,Ardenlee Avenue, Belfast, Down, BT6 0AA,
35 Ardenlee Avenue, Belfast, Down, BT6 0AB,
35 Broughton Gardens, Belfast, Down, BT6 0BB,
35 Myrtlefield Park Belfast Antrim
35 Orpen Road Belfast Antrim
37 Ardenlee Avenue, Belfast, Down, BT6 0AB,
37 Broughton Gardens, Belfast, Down, BT6 0BB,
37 Demesne Park Holywood Down
37 Ravenhill Park Belfast Down
37, Broughton Gardens, Belfast, Down, Northern Ireland, BT6 0BB
37, Demesne Park, Holywood, Down, Northern Ireland, BT18 9NE
37, Ravenhill Park, Belfast, Down, Northern Ireland, BT6 0DG
38, Ardenlee Avenue, Belfast, Down, Northern Ireland, BT6 0AA
39 Ardenlee Avenue, Belfast, Down, BT6 0AB,
39 Broughton Gardens, Belfast, Down, BT6 0BB,
39, Broughton Gardens, Belfast, Down, Northern Ireland, BT6 0BB
3rd Floor 22 Adelaide Street Belfast
Murray House, Office 1st Floor, Murray Street, Belfast, Antrim, Northern Ireland, BT1 6DN
4 Cambourne Park Belfast Antrim
4 Pirrie Park Gardens, Belfast, Down, BT6 0AG,
4 The Hermitage Dunmurry Dunmurry
4 The Walled Garden Moira Down
4, Strathyre Park, Belfast, Antrim, Northern Ireland, BT10 0AZ

4-10, May Street, Belfast, Antrim, Northern Ireland, BT1 4NJ
 41 Ardenlee Avenue, Belfast, Down, BT6 0AB,
 42 Sans Souci Park Belfast Antrim
 43 Ardenlee Avenue, Belfast, Down, BT6 0AB,
 43 Glen Road Lisburn Down
 45 Ardenlee Avenue, Belfast, Down, BT6 0AB,
 47 Ardenlee Avenue, Belfast, Down, BT6 0AB,
 49 Alderwood Hill Belfast Down
 49 Ardenlee Avenue, Belfast, Down, BT6 0AB,
 5 Harberton Park Malone Upper Belfast
 5 Lancedean Road Belfast Down
 5 Pirrie Park Gardens, Belfast, Down, BT6 0AG,
 51 Ardenlee Avenue, Belfast, Down, BT6 0AB,
 53 Ardenlee Avenue, Belfast, Down, BT6 0AB,
 55 Ardenlee Avenue, Belfast, Down, BT6 0AB,
 57 Ardenlee Avenue, Belfast, Down, BT6 0AB,
 59 Ardenlee Avenue, Belfast, Down, BT6 0AB,
 6 Pirrie Park Gardens, Belfast, Down, BT6 0AG,
 6, Pirrie Park Manor, Belfast, Down, Northern Ireland, BT6 0BF
 61 Ardenlee Avenue, Belfast, Down, BT6 0AB,
 61 Bristow Park Belfast Antrim
 61, Ardenlee Avenue, Belfast, Down, Northern Ireland, BT6 0AB
 62 Sicily Park Belfast Antrim
 63 Ardenlee Avenue, Belfast, Down, BT6 0AB,
 65 Ardenlee Avenue, Belfast, Down, BT6 0AB,
 66 Ardenlee Avenue Belfast Down
 67 Ardenlee Avenue, Belfast, Down, BT6 0AB,
 67 Lynden Gate Portadown Armagh
 688 Ravenhill Road Belfast Down
 69 Ardenlee Avenue Ballynafoy Belfast
 7 Pirrie Park Manor Belfast Down
 7 Windsor Park Belfast Antrim
 7, Knightsbridge Park, Belfast, Stranmillis, Antrim, Northern Ireland, BT9 5EH
 71 Ardenlee Avenue, Belfast, Down, BT6 0AB,
 73 Ardenlee Avenue, Belfast, Down, BT6 0AD,
 74a, Creevy Road, Lisburn, Down, Northern Ireland, BT27 6UL
 75 Ardenlee Avenue, Belfast, Down, BT6 0AD,
 75, Flat 3, Palmerston Road, Belfast, Down, Northern Ireland, BT4 1QD
 8 Edenavaddy Road Ballynahinch Down
 87 Malone Road Belfast Antrim
 9 Jordanstown Heights Newtownabbey Antrim
 9, Pirrie Park Manor, Belfast, Down, Northern Ireland, BT6 0BF
 95 Greer Park Avenue Belfast Down
 Downey House School, 9 Pirrie Park Gardens, Belfast, Down, BT6 0AG,
 Flat 1, 33 Ardenlee Avenue, Belfast, BT6 0AA
 Flat 2, 33 Ardenlee Avenue, Belfast, BT6 0AA
 Flat 3 75 Palmerston Road Belfast
 Flat 3, 33 Ardenlee Avenue, Belfast, BT6 0AA
 Oakleigh 1 Purdys Lane Belfast
 Unit A101 Portview Trade Centre 310 Newtownards Road

