

**Development Management Report
Committee Application**

Summary	
Committee Meeting Date: 15 September 2020	
Application ID: LA04/2019/2971/F	
<p>Proposal: Demolition of the existing leisure centre buildings and construction of a new 2 storey pavilion including ground floor changing room facilities, multipurpose rooms, and 250 seat spectator stand, relocated car parking, 1no new 90m x 55m 3G pitch, 1no new 50m x 30m pitch, 2no. 30m x 20m pitches, and 3no covered 30m x 20m pitches, fencing, landscaping and floodlighting and retention of existing linkages to the Connswater Greenway.</p>	<p>Location: Avoniel Leisure Centre Avoniel Road Belfast BT5 4SF</p>
Referral Route: Major & BCC Application – Planning Committee	
Recommendation:	Approval
<p>Applicant Name and Address: Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ</p>	<p>Agent Name and Address: McAdam Design 1c Montgomery House 478 Castlereagh Road Belfast BT5 6BQ</p>
<p>Executive Summary:</p> <p>The proposal seeks demolition of the existing leisure centre buildings and construction of a new two storey pavilion including ground floor changing room facilities, multipurpose rooms, and 250 seat spectator stand, relocated car parking, 1no new 90m x 55m 3G pitch, 1no new 50m x 30m pitch, 2no. 30m x 20m pitches, and 3no covered 30m x 20m pitches, fencing, landscaping and floodlighting and retention of existing linkages to the Connswater Greenway.</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 of at this location; • Visual impacts of the proposal; • Impact on amenity / character of the area; • Impact on built heritage; • Impact on the natural environment; • Impact on transport and other infrastructure; • Flood risk from the proposal. <p>The proposal includes a spectator stand with changing facilities, 3G pitch, a 7 a side pitch and covered and open five a side pitches, car parking, fencing and floodlighting. The site has been previously used for external and internal sporting activities. The proposal, albeit with a change in emphasis of sporting use, is therefore considered in accordance with the requirements of Policy OS1 of PPS8. The continued use of the site for sporting and associated facilities is acceptable.</p>	

The 3G pitch surfaces would have a negligible visual impact on the locality, given the existing similar provision at the site. Views of the pitches would be limited from the North, West and South of the site due to intervening structures/buildings. However views are available into the site from the east including the Connswater Greenway. The scale and massing of the proposed building would be no greater than the existing leisure centre building on the site and is considered acceptable in relation to those issues. The associated fencing (6m and 3m high) and floodlights (20m) would also have no greater visual impact on the locality and would also largely be limited to views discussed above. The floodlighting, by virtue of the level difference of the site with the school building to the south would be filtered by these and other neighbouring buildings.

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 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.

The new changing room and stand building is acceptable in terms of design and materials and consistent with those in the locality. The proposed solid to void ratio is also considered acceptable. The design would present an improvement in architectural terms to the site and area compared to the existing leisure centre building and accordingly not harm local character. The covered roof structure that would cover the 5-a-side pitches would also have limited visual impacts from outside the site, and would not read as a significant structure due to the proposed design.

Environmental Health have no objections to the proposal in terms of amenity impacts. Given this advice, it is considered that the proposal will not result in an adverse noise or light impact. Suitable conditions are necessary in accordance with Environmental Health recommendations and operating hours. However, the operating hours suggested by Environmental Health are considered overly onerous for Monday to Friday (09:00 and 21:00) Saturday and Sunday use (09:00-16:00), given the historic use and the nature of largely non-residential uses surrounding the site. It is therefore considered that operating hours should be 06:00 and 23:00 Monday to Friday and the closure time should be extended to 18:00 on a Saturday and Sunday. This would also be in line with similar schemes approved recently by the Council. The proposal is therefore compliant in relation to Policies OS4 and OS7 of PPS8.

All consultees including DFI Roads, Rivers Agency, DEARA, HED, SES, NI Water, and Environmental Health have no objections to the proposal. No representations or objections have been received.

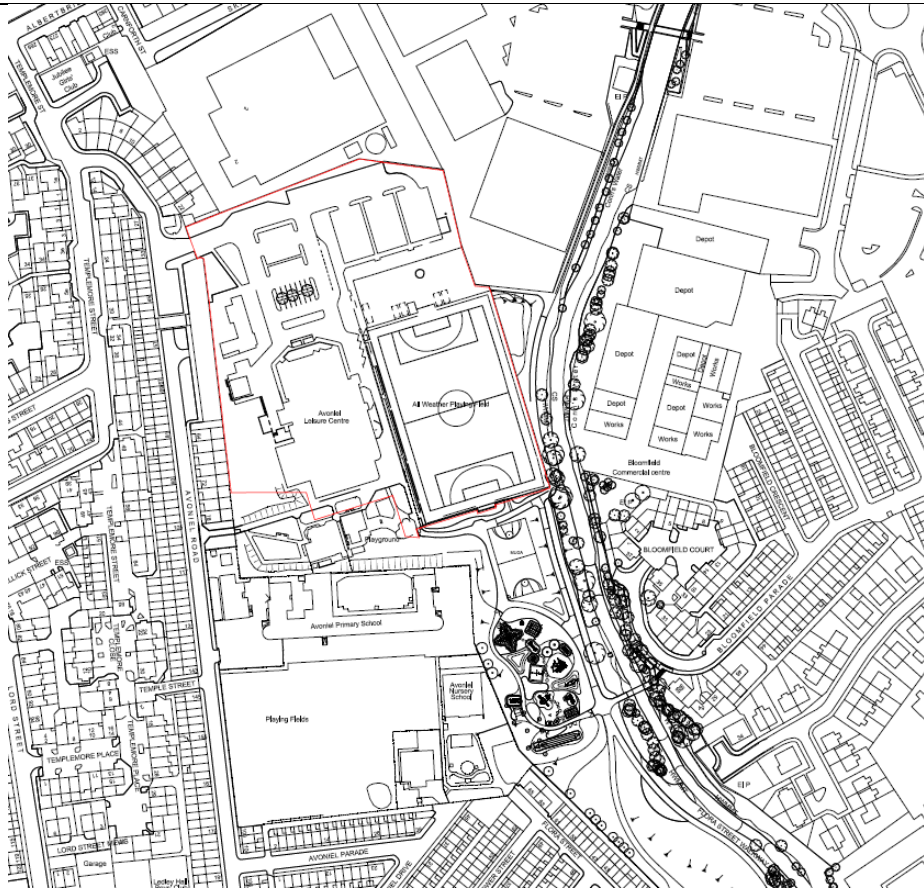
The proposal is a public authority development for the benefit of the general public and residents of Belfast. It is not considered that additional developer contributions are necessary in this case.

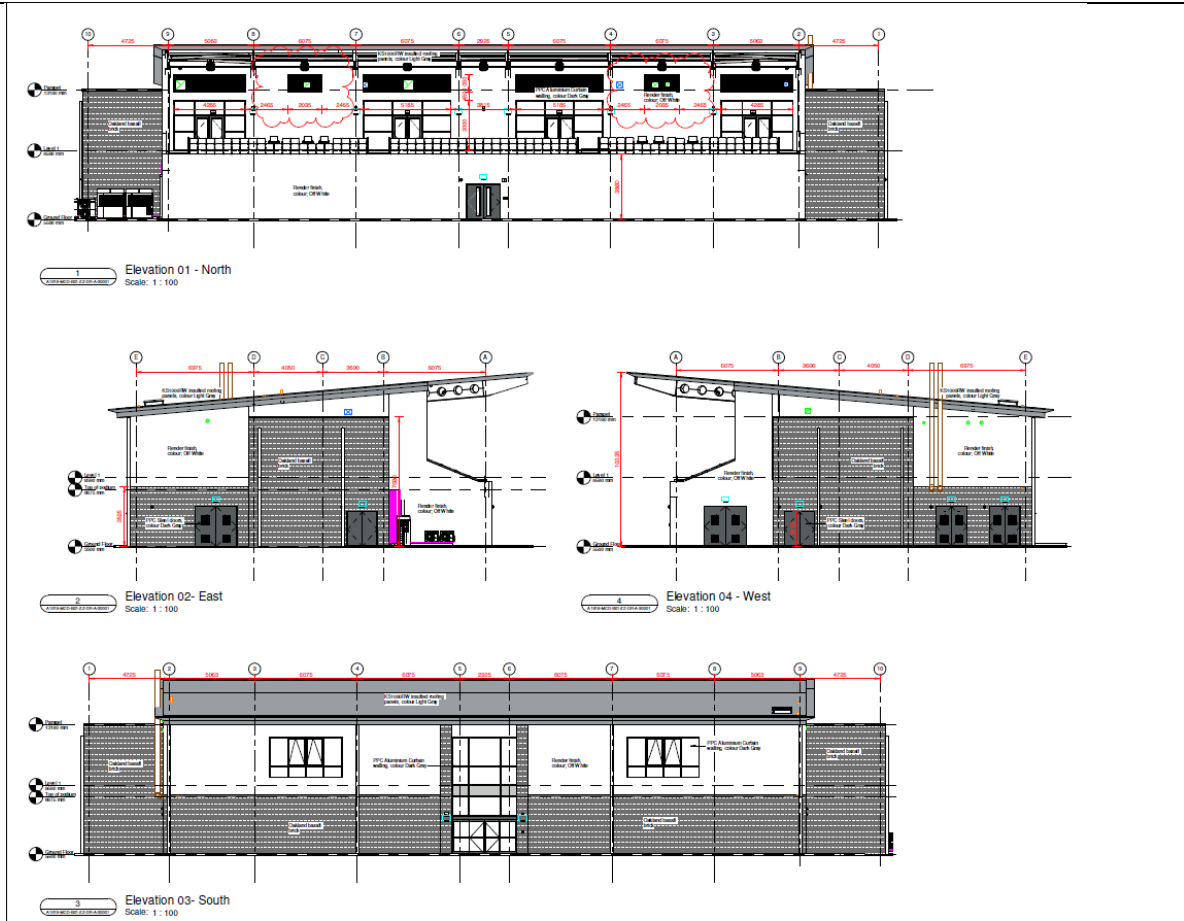
Having regard to the policy context and other material considerations above, the proposal is considered acceptable and approval of planning permission is recommended due to compliance with policy and taking account of consultation responses and other material considerations.

It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions.

Case Officer Report

Site Location Plan





View 2 - from the greenway looking north towards Avoneil School

Representations:

Letters of Support

None Received

Letters of Objection

None Received

Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Representations from Elected Representatives	No representations received
Neighbour Notification Checked	Yes

1.0	Description of Proposed Development Demolition of the existing leisure centre buildings and construction of a new 2 storey pavilion including ground floor changing room facilities, multipurpose rooms, and 250 seat spectator stand, relocated car parking, 1no new 90m x 55m 3G pitch, 1no new 50m x 30m pitch, 2no. 30m x 20m pitches, and 3no covered 30m x 20m pitches, fencing, landscaping and floodlighting and retention of existing linkages to the Connswater Greenway.
2.0	Description of Site
2.1	The site is located at an existing Council Leisure Centre facility adjacent to the Avoniel Road in east Belfast and comprises a leisure centre building, existing football pitch with associated floodlighting, car parking and soft landscaped areas. The topography of the site is relatively level, however it rises/undulates towards the Avoniel Road in the south eastern corner of the site. Boundary treatments comprise metal fencing around 2m in height. There are a row of typical 2 storey terraced dwellings on Avoniel Road to the west of the site, industrial/commercial building to the north, and the Connswater Greenway/river to the south. There is a primary school to the south which is also a listed building.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History No relevant history
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; PPS6: Built Heritage and Archaeology; PPS8: Open Space, Sport and Recreation; PPS15: Planning and Flood Risk; 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 DEARA including Natural Environment Division and Land Contamination – no objections; Historic Environment Division – no objections.
6.0	Non-Statutory Consultee Responses
	Environmental Health – no objections Shared Environmental Services – no objections
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press.
7.2	No representations have been received.
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 built heritage; • Impact on the natural environment; • Impact on transport and other infrastructure; • Flood risk from the proposal; <p>Policy context</p>
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 development limits and is identified as whiteland.
9.7	Within draft Belfast Metropolitan Area Plan 2004 and draft Belfast Metropolitan Area Plan 2015, the site is located within the development limit. Within dBMAP 2004 the site is located within a Local Landscape Policy Area (LLPA).
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 and the LLPA designation. 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 with the SPPS.
9.10	PPS3 contains policy considerations relating to roads, access and parking 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 PPS3 and accordingly no conflict arises with the SPPS.
	Principle of Development
9.11	The proposal includes a spectator stand with changing facilities, 3G pitch, a 7 a side pitch and covered and open 5 a side pitches, car parking, fencing and floodlighting. The site has been previously used for external and internal sporting activities. The proposal, albeit with a change in emphasis of sporting use, is therefore considered in accordance with the requirements of Policy OS1 of PPS8. The continued use of the site for sporting and associated facilities is acceptable. Car parking is considered later in the report.
	Visual impacts of the proposal/character of the area
9.12	Given the listed building to the south of the site, PPS6 is relevant. Policy BH11 requires proposals to respect the setting of Listed Buildings.
9.13	Policy OS4 of PPS8 requires that: <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;
9.14	The 3G pitch surfaces would have a negligible visual impact on the locality, given the existing similar provision at the site. Views of the pitches would be limited from the North,

	<p>West and South of the site due to intervening structures/buildings. However views are available into the site from the east including the Connswater Greenway. The scale and massing of the proposed building would be no greater than the exiting leisure centre building on the site and is considered acceptable in relation to these issues. The associated fencing (6m and 3m high) and floodlights (20m) would also have no markedly greater visual impact on the locality and would also largely be limited to views discussed above. The floodlighting, by virtue of the level difference of the site with the school building to the south would be filtered by these and other neighbouring buildings.</p>
9.15	<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 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>
9.16	<p>The new changing room and stand building is acceptable in terms of design and materials and consistent with those in the locality. The proposed solid to void ratio is also considered acceptable. The design would present an improvement in architectural terms to the site and area compared to the exiting leisure centre building and accordingly not harm local character. The covered roof structure that would cover the 5-a-side pitches would also have limited visual impacts from outside the site, and would not read as a significant structure due the proposed design.</p> <p>Impact on amenity;</p>
9.17	<p>Policies OS4 and OS7 of PPS8 require consideration of amenity due to noise and light disturbance and associated 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;
9.18	<p>In assessing these impacts, consultation has been undertaken with Environmental Health who have reviewed noise and lighting assessments submitted by the applicant. RPS lighting report states that the predicted vertical lux levels at Belmont Court were maximum of 1.19 lux at 1.5 m and 0.82 lux at 3 m at the nearest residential properties. It is noted that cowls will be fitted to some of the lighting to reduce glare however McAdam Design confirm that no cowls were accounted for in the prediction model. The vertical lux limit after 11pm is 2 lux. The report concludes that the proposed development will not contribute significantly to sky glow due to the observed sky glow for the suburban area. RPS confirm that the building luminance will be under the 5cd/m2 average luminance limit set by the ILP. Environmental Health have concluded that the proposal would not detrimentally impact on amenity through light disturbance subject to a number of recommended conditions.</p>
9.19	<p>In relation to noise, Environmental Health have confirmed that the information provided addresses concerns relating to noise from the proposal and lighting subject to mitigation measures being implemented. The layout has been amended to remove parking spaces adjacent to the boundary of existing dwellings on Avoniel Road. The car park also sits at a lower level which will, in addition to the landscaped boundary, help mitigate disturbance from vehicle activity in this area. Environmental Health have recommended planning conditions regarding delivery of the noise and lighting mitigation measures. Given this advice, it is considered that the proposal will not result in an adverse noise or light impact. Suitable conditions are necessary in accordance with Environmental Health recommendations and operating hours recommended. However, the operating hours suggested by Environmental Health are considered overly onerous for Monday to Friday</p>

	<p>(09:00 and 21:00) Saturday and Sunday use (09:00-16:00), given the historic use of the site and the nature of largely non-residential uses surrounding the site. It is therefore considered that operating hours should be 06:00 and 23:00 Monday to Friday and the closure time should be extended to 18:00 on a Saturday and Sunday. This would also be in line with similar schemes approved recently by the Council. The proposal is therefore compliant in relation to Policies OS4 and OS7.</p>
9.20	<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;
9.21	<p>Consideration in relation to PPS6 regarding impacts on the Listed Building and its setting have been considered above. HED have no objections to the proposal and is therefore deemed acceptable in relation to PPS 6 and OS4. Visual amenity considerations have been considered above and no unacceptable impacts are considered to occur.</p>
9.22	<p>Additional landscaping is proposed throughout the site and includes additional tree planting along the boundaries and throughout the site. These details are considered acceptable and will assist in mitigating visual impacts of the proposal. Appropriate conditions are necessary to secure retention of existing trees along this boundary, in addition to securing the delivery and management of new planting.</p>
9.23	<p>NED have assessed the application and consider it acceptable in relation to impacts on flora and fauna subject to conditions to ensure protected species are not adversely impacted. This planning application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of Belfast City Council which is the competent authority responsible for authorising the project and any assessment of it required by the Regulations. Having considered the nature, scale, timing, duration and location of the project it is concluded that, provided the following mitigation is conditioned in any planning approval, the proposal will not have an adverse effect on site integrity of any European site. Accordingly, the proposal is considered compliant with PPS2 and PPS8.</p> <p>Impact on transport and other infrastructure;</p>
9.24	<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,
9.25	<p>DFI Roads have considered the proposal and have no objections. The visual impacts of the parking area will be limited given that it sits at a lower level than the surrounding area and views will be filtered by existing trees and buildings. The proposal also meets parking standard requirements. Level access is provided throughout the site to facilitate easy access for any impaired user, and the site is located in close proximity to public transport links on the Newtownards Road. The Council also has a duty under separate legislation to ensure adequate access is provided for people with disabilities.</p>

9.26	Accordingly, the proposal is considered acceptable in terms of traffic, parking and access considerations and therefore in accordance with this criteria and relevant policy within PPS3 and PPS8.
	Flood risk from the proposal;
9.27	Policy OS4 requires satisfactory arrangements for drainage to be provided, and specific drainage/flood risk policy is set out in PPS15.
9.28	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.
	Waste Disposal;
9.29	The proposal will not significantly alter current arrangements for waste disposal. Arrangements for the disposal of Wastewater/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.
	Consultations
9.30	No consultees have any objections to the proposal.
	Pre-Community Consultation
9.31	For applications that fall within the Major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicants for planning permission to consult the community in advance of submitting an application.
9.32	Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. It is considered that the PACC Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.
	Developer Contributions
9.33	The proposal is a public authority development for the benefit of the general public and residents of Belfast. No requirement for Developer Contributions has been identified.
10.0	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. It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions.

Draft Conditions (Provisional – delegated authority to Director of Planning & Building Control to finalise conditions requested).

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 pitches and floodlighting hereby approved shall not be operational outside the following hours:

Monday to Friday - 06:00hrs to 23:00hrs

Saturday, Sunday, or public holiday - 09:00hrs to 18:00hrs

REASON: In the interests of residential amenity.

3. The lighting scheme associated with the hereby permitted development shall be designed and installed in accordance with the RPS Artificial Lighting Assessment entitled 'Avoniel Leisure Centre, Avoniel Road, Belfast dated December 2019'. The lighting scheme shall not exceed the obtrusive light limitations for Environmental Zone 3 as stipulated in the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN0L:2011 when measured or calculated at the nearest residential premises.

Reason: in the interests of amenity.

4. Prior to the operation of the hereby permitted development the mitigation measures detailed in the RPS Noise Impact Assessment Avoniel Leisure Centre dated 20 November 2019 shall be implemented, including:

Glazing providing a minimum sound reduction of 35dB RW shall be installed in all rooms used for exercise classes. The windows to these rooms shall remain closed during activities involving amplified sound and alternative acoustically attenuated ventilation shall be provided; Acoustic barriers shall be built outside the ball stop fences to minimise impact noise; Panels shall be clamped with resilient fittings to prevent noises from vibration; Metal advertising shall not be used on the ball stop fencing.

The agreed mitigation measures shall be retained thereafter and not removed or altered without the prior consent of the Council in writing.

Reason: Protection of residential amenity

5. The rating level (dBLAr,T) from the operation of all fixed combined plant and equipment shall not exceed the existing daytime and night-time background noise level of 47 dBLA90 and 42dBLA90 respectively at the nearest noise sensitive premises, when measured or determined in accordance with BS4142:2014.A1:2019 Methods for rating and assessing industrial and commercial noise.

Reason: Protection of residential amenity.

6. Prior to the operation of the proposed development, the applicant shall provide to and have agreed in writing by the Planning Authority, a Verification Report. This report must demonstrate that the remediation measures outlined in the WYG Environment and Planning (Northern Ireland) Ltd report entitled 'Land Contamination Preliminary Risk Assessment and Generic Quantitative Risk Assessment, Avoniel Leisure Centre, Belfast, Causeway Geotech Ltd' (dated November 2019 and referenced A115164) and the letter from WYG Environment and

Planning (Northern Ireland) Ltd dated 30th March 2020 and referenced 'Avoniel Clarification' have been implemented.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (commercial). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with Environment Agency guidance. In particular, this Verification Report must demonstrate that:

- a) All remaining redundant fuel storage tanks and associated infrastructure have been fully decommissioned and removed from the site in line with Guidance for Pollution Prevention (GPP2) and the Pollution Prevention Guidance (PPG27).
- b) A minimum 500mm capping system has been employed in the area recommended for capping (as demonstrated in Figure 5 of the WYG report), consisting of material that has been demonstrated to be suitable for the proposed site end use (commercial).
- c) All sports pitches have been capped with a synthetic 3G surface finish.

Reason: Protection of human health.

7. If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: Protection of human health.

8. Prior to commencement of development on site, including demolition, site clearance or site preparation, a Construction Environmental Management Plan (CEMP) shall be produced by the appointed contractor. The CEMP shall include measures to control noise, dust and vibration during the demolition / construction phase, demonstrating the use of 'best practicable means'. The CEMP must incorporate the dust mitigation measures as detailed in Chapter 6 of the RPS, Air Quality Impact Assessment, Redevelopment of Avoniel Leisure Centre, Belfast (November 2019), and the noise mitigation measures as outlined in section 4.2 of the RPS Noise Impact Assessment dated 20 November 2019. The CEMP must also have due regard to Parts 1 and 2 of BS 5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites, Noise and Vibration and to the IAQM, 'Guidance on the assessment of dust from demolition and construction version 1.1', and dated February 2014. The demolition and construction works shall be carried out in line with the CEMP. The CEMP and associated records must be made available to the Environmental Protection Unit at any time upon request.

Reason: Protection against adverse construction impacts.

9. Prior to the installation of the combustion system(s) for heating and hot water to the hereby permitted development, the applicant must submit an updated air quality impact assessment providing full specification details, including emission rates and flue termination heights, of the proposed combustion systems for heating and hot water. The updated assessment must demonstrate that there will be no significant adverse air quality impacts associated with operation of the proposed combustion plant and with the overall development.

Reason: Protection of human health

10. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall

be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>, as applicable. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

11. After completing the remediation works under Condition 10, and prior to occupation of the development, a verification report needs to be submitted in writing and agreed by the Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>, as applicable.

The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

12. No development activity, including ground preparation or vegetation clearance, shall take place until a final Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority. The approved CEMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise agreed in writing by the Council. The CEMP shall include the following:

- a) Construction methodology and timings of works;
- b) Pollution Prevention Plan; including suitable buffers between the location of all construction works, storage of excavated spoil and construction materials, any refuelling, storage of oil/fuel, concrete mixing and washing areas and any watercourses or surface drains present on or adjacent to the site;
- c) Site Drainage Management Plan; including Sustainable Drainage Systems (SuDS), foul water disposal and silt management measures;
- d) Water Quality Monitoring Plan;
- e) Environmental Emergency Plan;

The CEMP shall also include all the measures listed in the oCEMP by WM Associates dated 30/10/2019.

Reason: To prevent any significant effects on the Connswater River priority habitat and Inner Belfast Lough ASSI and Belfast Lough SPA and Ramsar site.

13. No tree removal, vegetation clearance or demolition of buildings shall take place between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a detailed check for active bird's nests immediately before clearance/demolition and provided written confirmation that no nests are present/birds will be harmed and/or there are appropriate measures in place to protect nesting birds. Any such written confirmation shall be submitted to the Planning Authority within 6 weeks of works commencing.

Reason: To protect breeding birds.

14. Prior to the commencement of any of the approved development on site, a final drainage assessment, containing a detailed drainage network design and compliant with Annex D of PPS 15 must be submitted to the Council for its consideration and approval. The development shall be carried in accordance with the approved arrangements.

Reason: To safeguard against flood risk to the development and elsewhere.

15. Prior to the commencement of any of the approved development on site, details of storm drainage of the site shall be submitted to and approved in writing by the Council. The details shall include a programme for implementation and the scheme shall be designed to the principles of Sustainable Drainage Systems (SuDS) as per the Construction Industry Research and Information Association's (CIRIA) Report C753. The development shall be carried in accordance with the approved details.

Reason: To prevent contaminated run-off entering the Connswater River and impacting on site integrity of the Belfast Lough Ramsar/SPA/Open Water SPA and East Coast Marine proposed SPA.

16. No part of the development hereby permitted shall become operational until the vehicular access, including visibility splays and any forward sight distance are provided in accordance with Drawing No. 1919-MCA-ST1-00-DR-C-4000 Revision P0 Proposed Visibility Splays, published by the Belfast City Council Planning Office on 04 May 2020, prior to the occupation of any other development hereby permitted. The area within the visibility splays and any forward sight line shall, with the exception of existing trees, be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

17. The development hereby permitted shall not become operational until hard surfaced area have been constructed generally in accordance with the approved layout Drawing No. 1919-MCA-ST1-00-DR-C-1600 Revision P1 Proposed Layout-White lining & Road Signage, published by the Belfast City Council Planning Office on 04 May 2020 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles. A minimum of 6 No. parking spaces shall be for disabled users and will be close to building accesses.

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

18. A minimum of 20 No. secure covered cycle parking stands shall be provided and permanently retained close to the accesses to the proposed development for use by staff and visitors to the development.

REASON: to encourage the use of alternative modes of transport for development users.

19. The development hereby permitted shall operate in accordance with the approved Travel Plan within the Transport Assessment published by the Belfast City Council Planning Office on 20 January 2020. This shall include provision of the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures agreed by DfI Roads. This Travel Plan shall be issued as a standalone document and the measures contained within will be monitored and assessed from the inception of the Plan on a minimum of an annual basis to ensure the Plan's effectiveness.

REASON: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

20. The development hereby permitted shall operate in accordance with the approved Event Management Plan within the Transport Assessment published by the Belfast City Council Planning Office on 20 January 2020. This Event Management Plan shall be issued as a standalone document and the measures contained within will be monitored and assessed from the inception of the Plan on a minimum of an annual basis to ensure the Plan's effectiveness.

REASON: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles and in the interests of road safety and the convenience of road users.

21. All hard and soft landscape works shall be completed in accordance with the approved drawings, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to occupation of any dwelling / part of the development hereby approved.

All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

22. 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 TPO 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.

23. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Local Planning Authority seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Local Planning Authority gives its written consent to any request for variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

Signature(s)

Date:

ANNEX	
Date Valid	14th January 2020
Date First Advertised	7th February 2020
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 2 Bloomfield Court,Belfast,Down,BT5 5AL The Owner/Occupier, 2 Carnforth Street,Ballymacarret,Belfast,Down,BT5 4QA The Owner/Occupier, 22 Avoniel Drive,Belfast,Down,BT5 4SJ The Owner/Occupier, 22 Avoniel Road,Belfast,Down,BT5 4SF The Owner/Occupier, 27 Avoniel Road,Belfast,Down,BT5 4SE The Owner/Occupier, 29 Avoniel Road,Belfast,Down,BT5 4SE The Owner/Occupier, 3 Bloomfield Court,Belfast,Down,BT5 5AL The Owner/Occupier, 31 Avoniel Road,Belfast,Down,BT5 4SE The Owner/Occupier, 31 Bloomfield Parade,Belfast,Down,BT5 5AS The Owner/Occupier, 33 Avoniel Road,Belfast,Down,BT5 4SE The Owner/Occupier, 35 Avoniel Road,Belfast,Down,BT5 4SE The Owner/Occupier, 37 Avoniel Road,Belfast,Down,BT5 4SE The Owner/Occupier, 39 Avoniel Road,Belfast,Down,BT5 4SE The Owner/Occupier, 64 Avoniel Road,Belfast,Down,BT5 4SF The Owner/Occupier, 66 Avoniel Road,Belfast,Down,BT5 4SF The Owner/Occupier, 68 Avoniel Road,Belfast,Down,BT5 4SF The Owner/Occupier, 70 Avoniel Road,Belfast,Down,BT5 4SF The Owner/Occupier, 72 Avoniel Road,Belfast,Down,BT5 4SF The Owner/Occupier, 74 Avoniel Road,Belfast,Down,BT5 4SF The Owner/Occupier, 76 Avoniel Road,Belfast,Down,BT5 4SF The Owner/Occupier, 78 Avoniel Road,Belfast,Down,BT5 4SF The Owner/Occupier, Avoniel Nursery School,Avoniel Road,Belfast,Down,BT5 4SF The Owner/Occupier, Avoniel Primary School,Avoniel Road,Belfast,Down,BT5 4SF The Owner/Occupier, Unit 1-2 ,Factory Street,Belfast,Down,BT5 5AW The Owner/Occupier, Unit 11,1 Connswater Link,Belfast,Down,BT5 4AF The Owner/Occupier, Unit 13,1 Connswater Link,Belfast,Down,BT5 4EF The Owner/Occupier, Unit 3-4 ,Factory Street,Belfast,Down,BT5 5AW The Owner/Occupier, Unit 7,1 Connswater Link,Belfast,Down,BT5 4AF The Owner/Occupier, Unit 9,1 Connswater Link,Belfast,Down,BT5 4EF The Owner/Occupier, Unit 9-13 ,Factory Street,Belfast,Down,BT5 5AW</p>	
Date of Last Neighbour Notification	3rd February 2020
Date of EIA Determination	11th February 2020
ES Requested	No

Planning History

Ref ID: Z/2007/0350/F

Proposal: Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park.

Address: Lands extending from Victoria Pk to Cregagh Glen inc. parts of Cregagh Rd, Castlereagh College, Loop River Pk, Castlereagh Rd, Beersbridge Rd, Newtownards Rd, Sydenham Bypass, & lands in between. Also inc. lands extending from Beersbridge Rd to C

Decision:

Decision Date: 26.07.2007

Ref ID: LA04/2016/2121/LBC

Proposal: Refurbishment & alterations to interior of primary school building. Alterations to north elevation by extension of 3 blocks. Demolition of structures which are not listed.

Address: Elmgrove Primary School, (Avoniel Site) and Nursery Unit, Avoniel Road, Belfast, BT5 4SF,

Decision: CG

Decision Date: 24.10.2017

Ref ID: LA04/2016/2219/F

Proposal: Refurbishment and alterations to primary school including 2 single storey rear extensions and 2 storey rear extension. Construction of double nursery school building, car parking, landscaping, fencing and site works. (amended plans, additional information and corrected site address)

Address: Elmgrove Primary School (Avoniel Site) and Nursery Unit, Avoniel Road, Belfast, BT5 4SF and lands to the rear of Avoniel Road Leisure Centre, Avoniel Road, Belfast, BT5 4SF,

Decision: PG

Decision Date: 24.10.2017

Ref ID: LA04/2019/2560/DC

Proposal: Discharge of conditions no's 3,4,6 and 7 of LA04/2016/2121/LBC

Address: Elmgrove Primary School (Avoniel Site) and Nursery Unit, Avoniel Road, Belfast, BT5 4SF,

Decision: AL

Decision Date:

Ref ID: LA04/2019/0493/PAN

Proposal: The proposal involves the demolition of the existing leisure centre building and adjacent buildings and the construction of a new 2 storey pavilion with relocated car parking, the provision of 1No. new 90m X 55M 3G pitch, 1No. new 50m X 30m pitch and 3No. covered 30m X 20m pitches and 2No. 30m X 20m pitches all with fencing and lighting. The proposal maintains existing linkages to the Connswater Greenway.

Address: Avoniel Leisure Centre, Avoniel Road, Belfast, BT5 4SF.,

Decision: PANACC

Decision Date:

Ref ID: LA04/2019/2626/LDP

Proposal: Demolition of existing buildings on site of Avoniel Leisure Centre

Address: Avoniel Leisure Centre, Avoniel Road, Belfast, BT5 4SF,

Decision: PG

Decision Date:

Ref ID: LA04/2016/0714/PAN

Proposal: New classroom extension and refurbishment of Avoniel listed Primary School to include three blocks perpendicular to the existing. A new replacement double classroom nursery building is situated in the south-east corner of the site. A new access onto Avoniel Road is proposed along with an amended car park and proposed internal road layout.

Address: Avoniel Road, located off Avoniel Road, Belfast, BT3 9BT with road access from Avoniel Road and Avoniel Drive.,

Decision: PANACC

Decision Date:

Ref ID: LA04/2019/2971/F

Proposal: Demolition of the existing leisure centre building and adjacent buildings and the Construction of a new 2 storey pavilion including ground floor changing room facilities, multipurpose rooms, and 250 seat spectator stand, relocated car parking, 1no new 90m x 55m 3G pitch, 1no new 50m x 30m pitch and 3no covered 30m x 20m pitches and 2no. 30m x 20m pitches all with fencing and lighting. The proposal maintains existing linkages to the Connswater Greenway.

Address: Avoniel Leisure Centre, Avoniel Road, Belfast, BT5 4SF,

Decision:

Decision Date:

Ref ID: LA04/2019/2896/DC

Proposal: Discharge of Conditions no's. 3, 4, 6, & 7 of LA04/2016/2121/LBC and conditions no's. 10, 11, 13 & 14 of LA04/2016/2219/F

Address: Elmgrove Primary School (Avoniel Site) and Nursery Unit, Avoniel Road, Belfast, BT5 4SF,

Decision:

Decision Date:

Ref ID: Z/1989/0655

Proposal: Extension to Connswater Shopping Centre to include retailing, business park, housing and car parking

Address: CONNSWATER INDUSTRIAL ESTATE EAST BREAD STREET, BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1993/0664

Proposal: Construction of 11 no. new dwellings

Address: AVONIEL ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1974/0153
Proposal: ERECTION OF STAFF CANTEEN, KITCHEN AND SECURITY ROOM
Address: 4-12 AVONIEL ROAD
Decision:
Decision Date:

Ref ID: Z/1988/0052
Proposal: Housing Development
Address: FORMER GUINNESS PREMISES AVONIEL ROAD BELFAST
Decision:
Decision Date:

Ref ID: Z/1996/0289
Proposal: Synthetic and filled grass pitch for soccer, hockey and other sports and erection of 8 no. lighting columns (Option no. 2)
Address: AVONIEL LEISURE CENTRE AVONIEL ROAD BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/1996/0290
Proposal: Synthetic and filled grass pitch for soccer, hockey and other sports and erection of 8 no. lighting columns (Option no. 1)
Address: AVONIEL LEISURE CENTRE AVONIEL ROAD BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/2002/0667/F
Proposal: Extension of mezzanine floor on one side to provide approximately 110 metre squared of additional floor space
Address: Furniture House, Unit 10, Connswater Retail Park, Link Road, Belfast
Decision:
Decision Date: 20.08.2002

Ref ID: Z/2004/0552/F
Proposal: Environmental improvements to include provision of ramps & lighting
Address: Avoniel Leisure Centre, Albertbridge Road, Belfast BT5 4SF
Decision:
Decision Date: 05.07.2005

Ref ID: Z/1986/0973
Proposal: EXTENSION TO PREMISES TO BE USED AS MAT STORE
Address: AVONIEL LEISURE CENTRE, AVONIEL ROAD
Decision:
Decision Date:

Ref ID: Z/1985/2504

Proposal: ENVIRONMENTAL IMPROVEMENTS AND THE CLOSURE OF AVONIEL ROAD WITH BRICK

Address: 24-62 AVONIEL ROAD

Decision:

Decision Date:

Ref ID: Z/2010/0311/F

Proposal: Installation of self-contained steel storage unit, size 20' x 8' (6m x 2.4m).

Address: Avoniel Play Centre, Avoniel Road, Belfast, BT5 4SS

Decision:

Decision Date: 05.05.2010

Ref ID: Z/1987/1287

Proposal: Installation of 3 no 4 tonne bulk gas storage vessels

Address: AVONIEL LEISURE CENTRE AVONIEL ROAD BELFAST

Decision:

Decision Date:

Ref ID: Z/1990/0840

Proposal: Extension to Leisure Centre

Address: AVONIEL LEISURE CENTRE AVONIEL ROAD BELFAST

Decision:

Decision Date:

Ref ID: Z/1996/0102S

Proposal: Erection of two storey bank

Address: LAND BOUNDED BY CONNSWATER RIVER, NEW LINK ROAD, ALBERTBRIDGE ROAD AND NEWTOWNARDS ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1997/0304

Proposal: Erection of three retail warehouses

Address: ARCHES RETAIL PARK ALBERTBRIDGE ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1996/0102

Proposal: Erection of retail warehousing, leisure building, bank, shop, fast food restaurant and office with associated car parking (Outline Permission)

Address: EAST BREAD STREET/ALBERTBRIDGE ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/2002/0966/F

Proposal: Extension to existing fitness club.

Address: Unit 11 Connswater Retail Park, Albertbridge Road, Belfast

Decision:

Decision Date: 13.08.2002

Ref ID: Z/1996/0102R

Proposal: Bingo complex with associated car park

Address: DEVELOPMENT BOUNDED BY CONNSWATER RIVER, NEW LINK ROAD, ALBERTBRIDGE ROAD AND SKIPTON STREET BELFAST

Decision:

Decision Date:

Ref ID: Z/2005/1752/F

Proposal: Demolition of 3 no. existing retail units, construction of 2 no. new retail units and re-cladding of 6 no. existing retail units and amendment to previously approved extension to unit 11 (ref. Z/2002/0966/F)

Address: Connswater Retail Park, Albertbridge Road, Belfast

Decision:

Decision Date: 03.07.2006

Ref ID: Z/1997/0563

Proposal: Amendment of previously approved bingo complex

Address: ARCHES RETAIL PARK, ALBERTBRIDGE ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1999/3481/F

Proposal: Petrol Filling Station for Tesco

Address: Connswater Shopping Centre, Bloomfield Avenue, Belfast, BT5.

Decision:

Decision Date: 04.09.2000

Ref ID: Z/1994/6005

Proposal: WAREHOUSE AND PACKAGING BUILDING CARNFORTH STREET (ROPEWORKS DEV.)

Address: CARNFORTH STREET

Decision:

Decision Date:

Ref ID: Z/1994/0364

Proposal: Erection of Food Packaging and Storage building

Address: LANDS BOUNDING BETWEEN SKIPTON STREET AND AVONIEL LEISURE CENTRE BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/2008/0795/F

Proposal: Variation of conditions 5 and 6 of planning approval Z/2007/0350/F - Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the

river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park- an extension to the time period for the preparation of baseline surveys and an ecological management plan for the Connswater community greenway.

Address: Lands extending from Victoria Pk to Cregagh Glen inc. parts of Cregagh Rd, Castlereagh College, Loop River Pk, Castlereagh Rd, Beersbridge Rd , Newtownards Rd, Sydenham Bypass, & lands in between. Also inc. lands extending from Beersbridge Rd to C

Decision:

Decision Date: 28.10.2008

Notification to Department (if relevant) N/A

Date of Notification to Department:

Response of Department: