

Committee Report

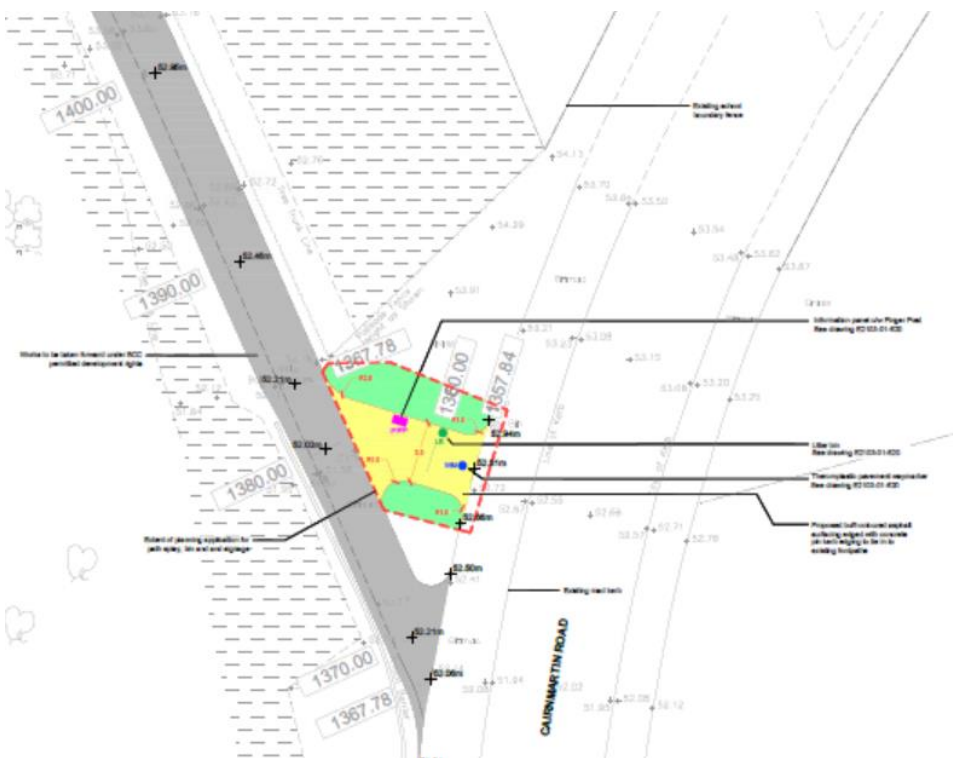
Development Management Report	
Application ID: LA04/2020/1321/F	Date of Committee: Tuesday 16 th March 2021
Proposal: New footpath, path widening and resurfacing, new park entrance, wayfinding signage and street furniture.	Location: Various park entrances and signage/wayfinding installations bordering on the Glencairn Park and the Forthriver Linear Park as well as at Forthriver Road
Referral Route: Referral to the Planning Committee under Section 3.8.5 (c) as the applicant is Belfast City Council	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council Property and Projects Department 3rd Floor 9-12 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: McAdam Design 1c Montgomery House Castlereagh Business Park 478 Castlereagh Road Belfast BT5 6BQ
<p>Executive Summary: The proposal is an environmental improvement scheme at five locations on the Cairnmartin Road, Ballygomartin Road and the Forthriver Road. The works include a new footpath, path widening and resurfacing, new park entrance, wayfinding signage and street furniture.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Principle of development • Design of the proposal • Impact on Site of Local Nature Conservation Importance <p>Forthriver Linear Park is designated as lands reserved for landscape, amenity or recreation use in the BUAP. Forthriver Linear Park is designated as open space and a Site of Local Nature Conservation Importance within draft BMAP.</p> <p>The proposals will complement and improve the area and comply with the relevant policy and area plan designations.</p> <p>DFI Roads, NIEA and Environmental Health were consulted and have offered no objection to the proposal.</p> <p>3 letters of objection have been received raising concerns that additional seating / benches in the park will encourage anti-social gatherings and anti-social behaviour in the area. No additional seating or park benches are proposed under this application.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved.</p> <p>Recommendation It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions.</p>	

Case Officer Report

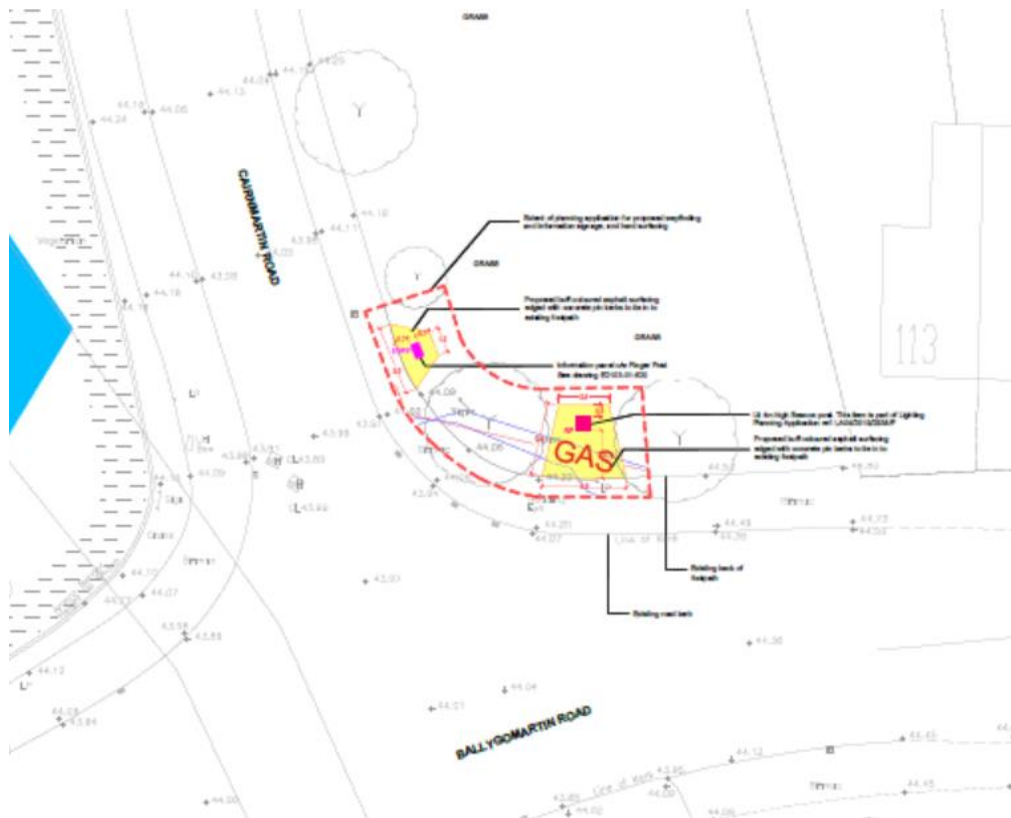
Site Location Plan



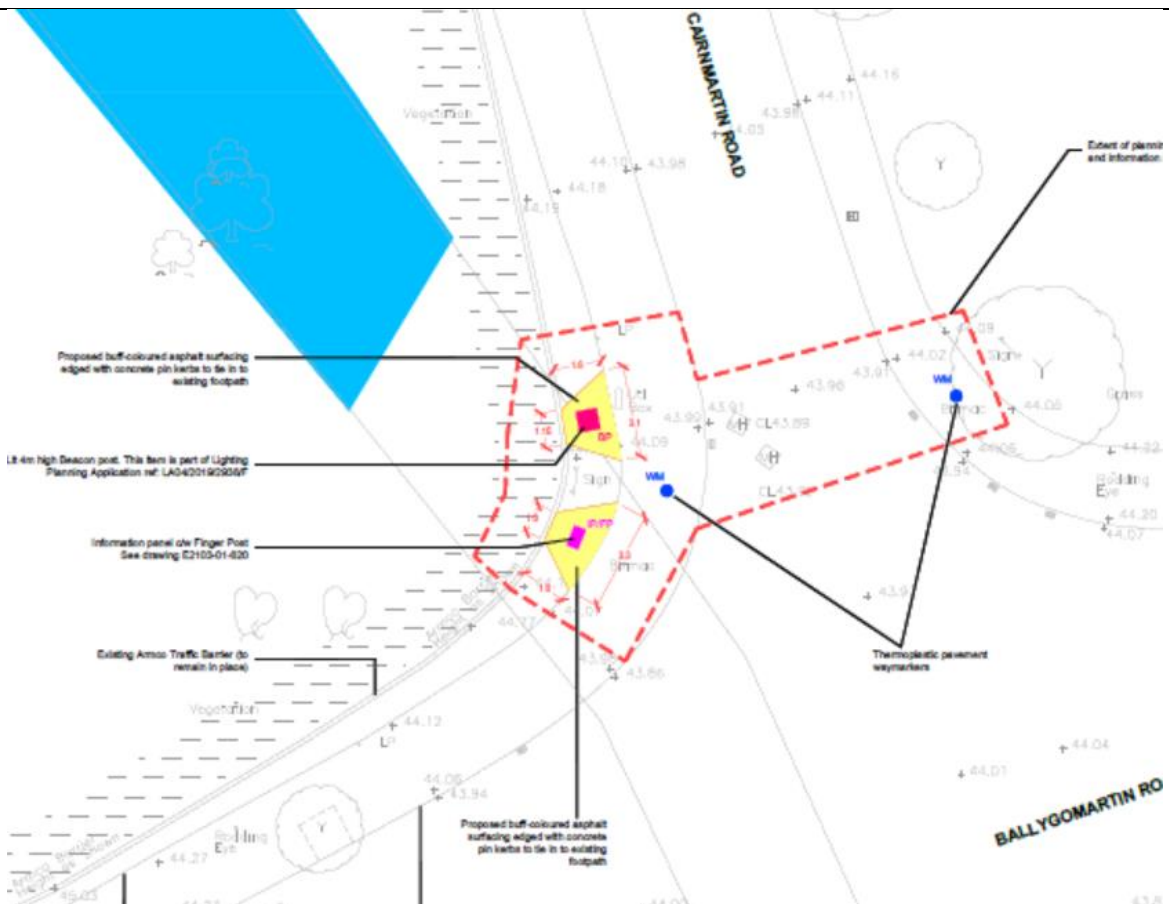
Block Plan- Cairnmartin Road



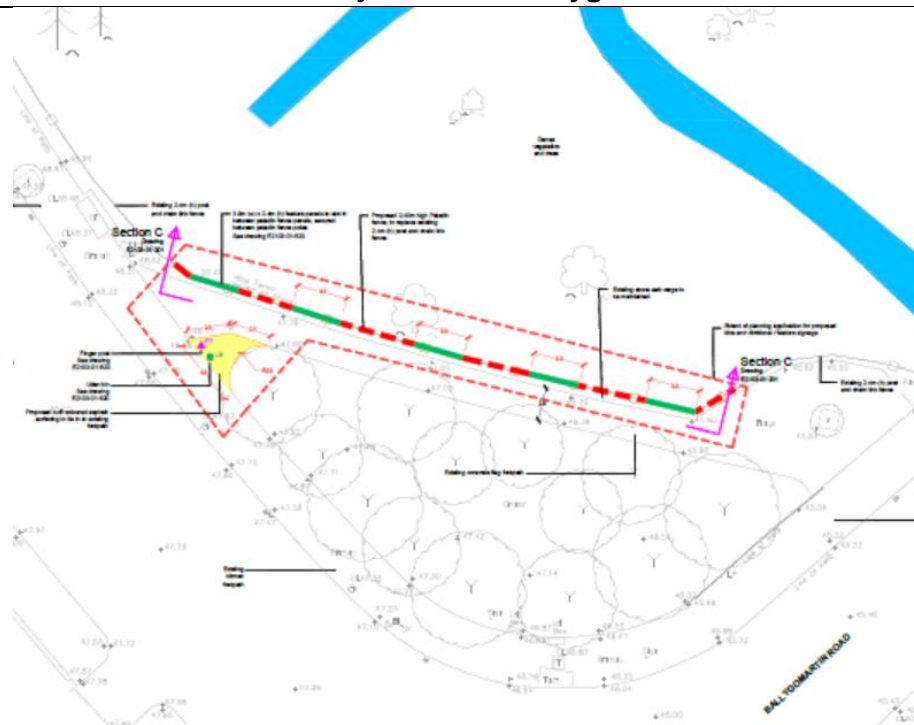
Block Plan –Junction of Cairnmartin Road and Ballygomartin Road



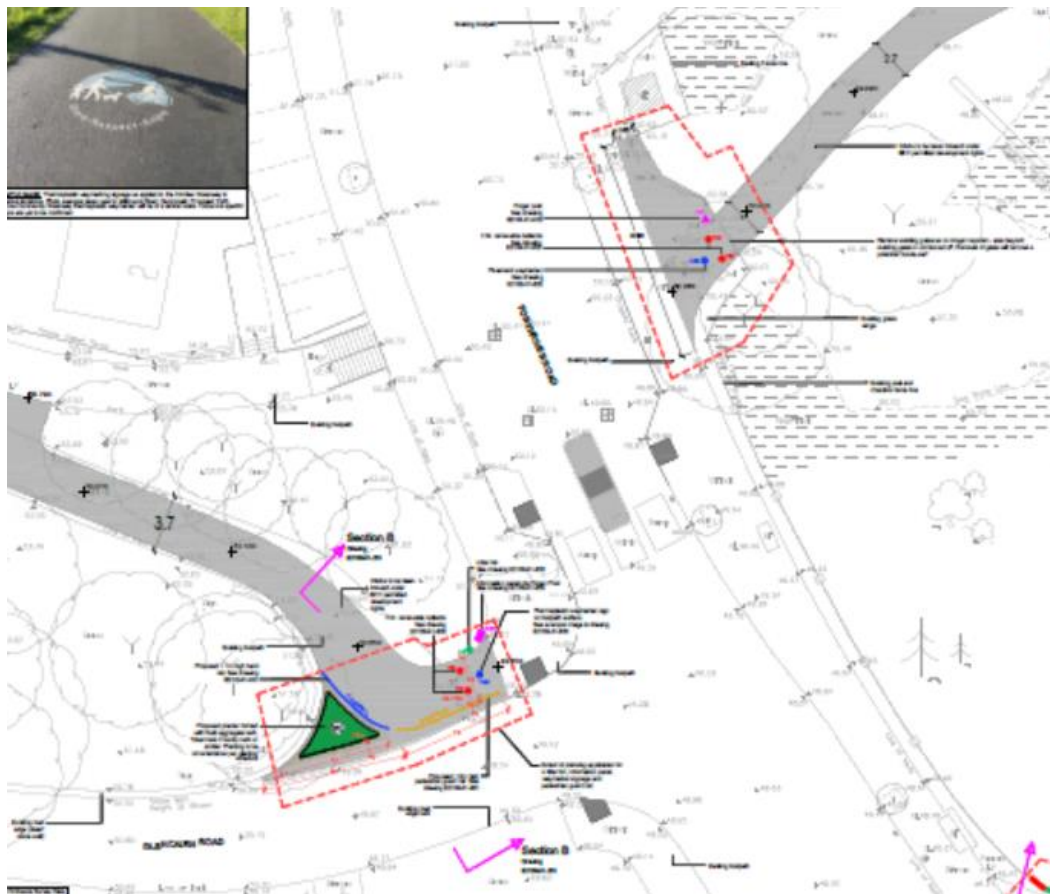
Block Plan- Junction of Cairnmartin Road and Ballygomartin Road



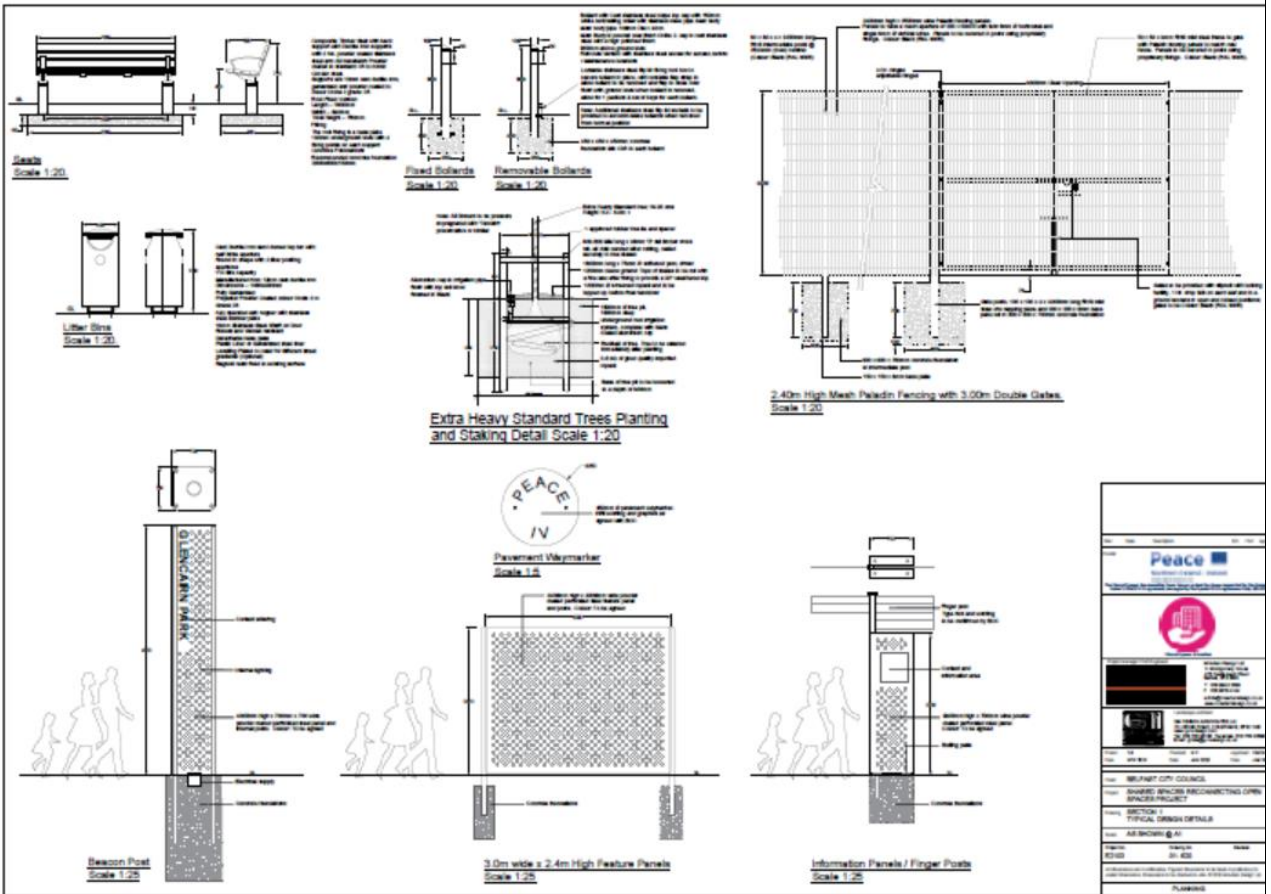
Block Plan- Forthriver Road towards junction of Ballygomartin Road



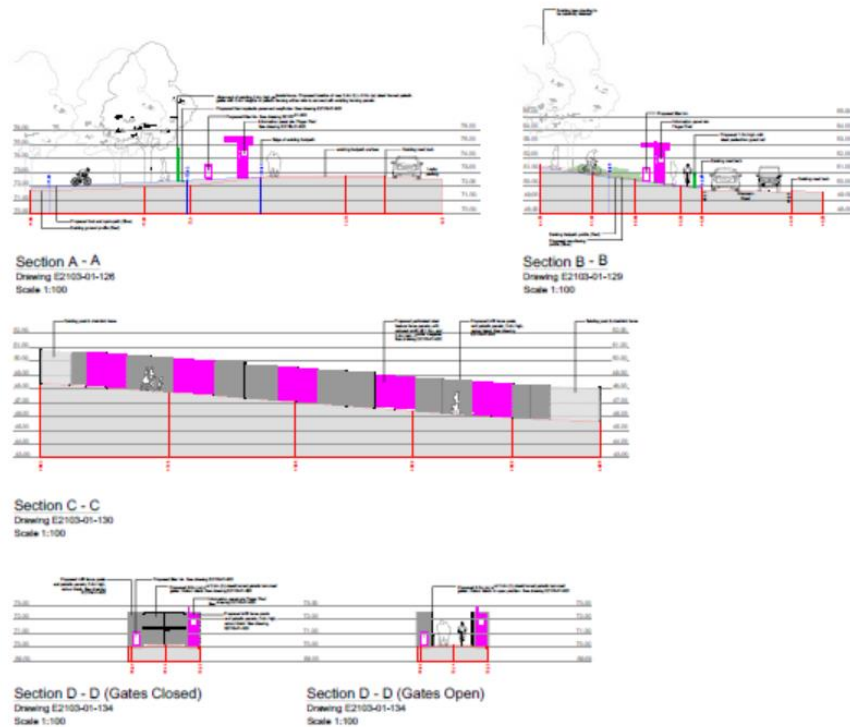
Block Plan- Forthriver Road



Typical Elevations of Street furniture



Typical Cross Section



Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>This application seeks full planning permission for the construction of new footpaths, path widening and resurfacing, new park entrance, wayfinding signage and street furniture at various locations including;</p> <ul style="list-style-type: none"> • A new finger post, bin and surfacing on the footpath at the entrance on Cairnmartin Road. • Two finger posts and new surfacing on the footpath at the junction of Cairnmartin Road and Ballygomartin Road. • Finger post, bin, new surface and fencing to footpath within Forthriver Linear Park close to junction of Forthriver Road and Ballygomartin Road • Waymarker signs, removable bollards, litter bins and pedestrian guard rails at opposite entrances to the park on the Forthriver Road. <p>Amended plans were submitted over the course of the application to include additional detail as required by DFI Roads.</p>
2.0	<p>Description of Site</p> <p>The application includes five sites within the same area at which improvements are to take place. The five sites are located as below:</p> <ul style="list-style-type: none"> • Footpath located at entrance to park off the Cairnmartin Road adjacent to Forthriver Primary School. • Footpaths at junction of Carnmartin Road and Ballygomartin Road • Footpath at entrance to Park from Forthriver Road, close to junction with Ballygomartin Road. • Footpaths at entrance to Park from Forthriver Road. <p>The surrounding area is residential comprised of semi-detached properties, there is also a primary school in close proximity to the park. Forthriver Linear Park is designated as lands reserved for landscape, amenity or recreation use in BUAP. Forthriver Linear Park is designated as open space and a Site of Local Nature Conservation Importance within draft BMAP.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>LA04/2019/2938/F - Lighting, including street lighting, lit & branded location 'Beacon' as well as associated electrical control pillars – UNDER CONSIDERATION</p> <p>LA04/2020/1322/F- Various park entrances and signage/wayfinding installations bordering at the Forthriver Linear Park as well as at Somerdale Park and the Crumlin Road. New footpaths, path widening and resurfacing, new park entrance, wayfinding signage and street furniture. Permission Granted. 18.02.2021</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	<p>Draft Belfast Metropolitan Area Plan 2015</p> <p>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 Draft BMAP</p>

	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.
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Planning Policy Statement 2: Natural Heritage
4.5	Planning Policy Statement 3: Access, movement and parking
4.6	Planning Policy Statement 8: Open space, sport and outdoor recreation
5.0	Statutory Consultees Responses DFI Roads- No objections NIEA- Refer to standing advice and no objections from water management
6.0	Non-Statutory Consultees Responses Environmental Health- No objections
7.0	Representations
7.1	The application was neighbour notified most recently on the 19 th August 2020 and advertised in the local press most recently on the 31 st July 2020.
7.2	3No letters of objection have been received raising concerns that additional seating / benches in the park will encourage anti-social gatherings and anti-social behaviour in the area. No additional seating or park benches are proposed under this application. Issues regarding anti-social behaviour fall outside the remit of planning. In terms of noise and disturbance Environmental Health were consulted on the proposal and advised that they had no objection to the proposal.
8.0	Other Material Considerations None
8.1	Any other supplementary guidance None
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	Assessment The key issues to be considered are: <ul style="list-style-type: none"> • Principle of development • Design of the proposal • Impact on Site of Local Nature Conservation Importance <p>It is considered that the proposal is in compliance with the SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance, which are considered below.</p> <p>Principle of development The proposal involves a new footpath, path widening and resurfacing, new park entrance, wayfinding signage and street furniture. The proposal complies with policy OS1 of PPS 8 as there will be no loss open space. It is considered that the proposals will improve and complement the open space designation. The proposal complies with policy AMP 1 of PPS 3 as the use of dropped kerbs and shared surfaces will aid with accessibility and ease of movement. DFI Roads were consulted and had no objections.</p>

	<p>Design The proposal will improve the overall appearance of the area. The design complies with the SPPS, which outlines the benefit of such improvements to urban neighbourhoods in paragraphs 4.23 - 4.36.</p> <p>Impact on Site of Local Nature Conservation Importance The works within Forthriver Linear Park fall within a Site of Local Nature Conservation Importance which is a local wildlife site. The Natural Environment Division (NIEA) were consulted and have referred to standing advice. Given the minor nature of the proposed works, it is not considered that the proposal would have any significant adverse impact on this site in accordance with Policy NH4 of PPS2 and the SPPS.</p>
9.3	Having regard for the policy context and the considerations above, the proposal is deemed acceptable.
10.0	Summary of Recommendation: Approval
11.0	<p>Conditions</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>Informatives</p> <p>1. The drawing refs referred to above correspond with those drawings submitted to the Authority in respect of this application and published to the Planning Portal NI on: 27/01/2021, drawing nos. 01A, 05A, 07A. On 24/07/2020, drawing nos. 06, 08, 09, 10.</p> <p>2. Attention is drawn to Article 4 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:</p> <ul style="list-style-type: none"> • kill, injure or take any wild bird; or • take, damage or destroy the nest of any wild bird while that nest is in use or being built; or • at any other time take, damage or destroy the nest of any wild bird included in Schedule A1; or • obstruct or prevent any wild bird from using its nest; or • take or destroy an egg of any wild bird; or • disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or • disturb dependent young of such a bird. <p>Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence.</p> <p>It is therefore advised that any tree or hedgerow loss or vegetation clearance should be kept to a minimum and removal should not be carried out during the bird breeding season between 1st March and 31st August.</p>

ANNEX

Date Valid	22nd July 2020
Date First Advertised	31st July 2020
Date Last Advertised	As above

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
10 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,
113 Ballygomartin Road,Belfast,Antrim,BT13 3LB
The Owner/Occupier,
12 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,
123 Ballygomartin Road,Belfast,Antrim,BT13 3NA
The Owner/Occupier,
14 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,
16 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,
18 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,
20 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,
22 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,
24 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,
26 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,
28 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,
2a ,Forthriver Road,Belfast,Antrim,BT13 3SB
The Owner/Occupier,
2b ,Forthriver Road,Belfast,Antrim,BT13 3SB
The Owner/Occupier,
2c ,Forthriver Road,Belfast,Antrim,BT13 3SB
The Owner/Occupier,
2d ,Forthriver Road,Belfast,Antrim,BT13 3SB
The Owner/Occupier,
30 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,
32 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,
34 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,
36 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,

38 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,
3a ,Forthriver Road,Belfast,Antrim,BT13 3SB
The Owner/Occupier,
3b ,Forthriver Road,Belfast,Antrim,BT13 3SB
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3d ,Forthriver Road,Belfast,Antrim,BT13 3SB
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3e ,Forthriver Road,Belfast,Antrim,BT13 3SB
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3f ,Forthriver Road,Belfast,Antrim,BT13 3SB
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3g ,Forthriver Road,Belfast,Antrim,BT13 3SB
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3h ,Forthriver Road,Belfast,Antrim,BT13 3SB
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3i ,Forthriver Road,Belfast,Antrim,BT13 3SB
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3j ,Forthriver Road,Belfast,Antrim,BT13 3SB
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3k ,Forthriver Road,Belfast,Antrim,BT13 3SB
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3l ,Forthriver Road,Belfast,Antrim,BT13 3SB
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3p ,Forthriver Road,Belfast,Antrim,BT13 3SB
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3q ,Forthriver Road,Belfast,Antrim,BT13 3SB
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3r ,Forthriver Road,Belfast,Antrim,BT13 3SB
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40 Glencairn Crescent,Belfast,Antrim,BT13 3LX
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52 Glencairn Crescent,Belfast,Antrim,BT13 3LX

The Owner/Occupier,
54 Ballygomartin Road,Belfast,Antrim,BT13 3LD
The Owner/Occupier,
54 Glencairn Crescent,Belfast,Antrim,BT13 3LX
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6 Glencairn Crescent,Belfast,Antrim,BT13 3LX
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60 Glencairn Crescent,Belfast,Antrim,BT13 3LX
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62 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,
64 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,
66 Ballygomartin Road,Belfast,Antrim,BT13 3NE
The Owner/Occupier,
66 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,
66a ,Ballygomartin Road,Belfast,Antrim,BT13 3NE
The Owner/Occupier,
68 Ballygomartin Road,Belfast,Antrim,BT13 3NE
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The Owner/Occupier,
8 Glencairn Crescent,Belfast,Antrim,BT13 3LX
The Owner/Occupier,

80 Glencairn Crescent,Belfast,Antrim,BT13 3LX The Owner/Occupier, 80 Glencairn Street,Belfast,Antrim,BT13 3LU The Owner/Occupier, 81 Cairnmartin Road,Belfast,Antrim,BT13 3PQ The Owner/Occupier, 82 Glencairn Crescent,Belfast,Antrim,BT13 3LX The Owner/Occupier, 82 Glencairn Street,Belfast,Antrim,BT13 3LU The Owner/Occupier, 83 Cairnmartin Road,Belfast,Antrim,BT13 3PQ The Owner/Occupier, 84 Glencairn Street,Belfast,Antrim,BT13 3LU	
Date of Last Neighbour Notification	19 th August 2020
Date of EIA Determination	N/A
ES Requested	N/A
Drawing Numbers and Title	
01A, 02, 03, 04, 05A, 06, 07A, 08, 09, 10	
Notification to Department (if relevant) N/A	
Date of Notification to Department: Response of Department:	
Representations from Elected members: None	