

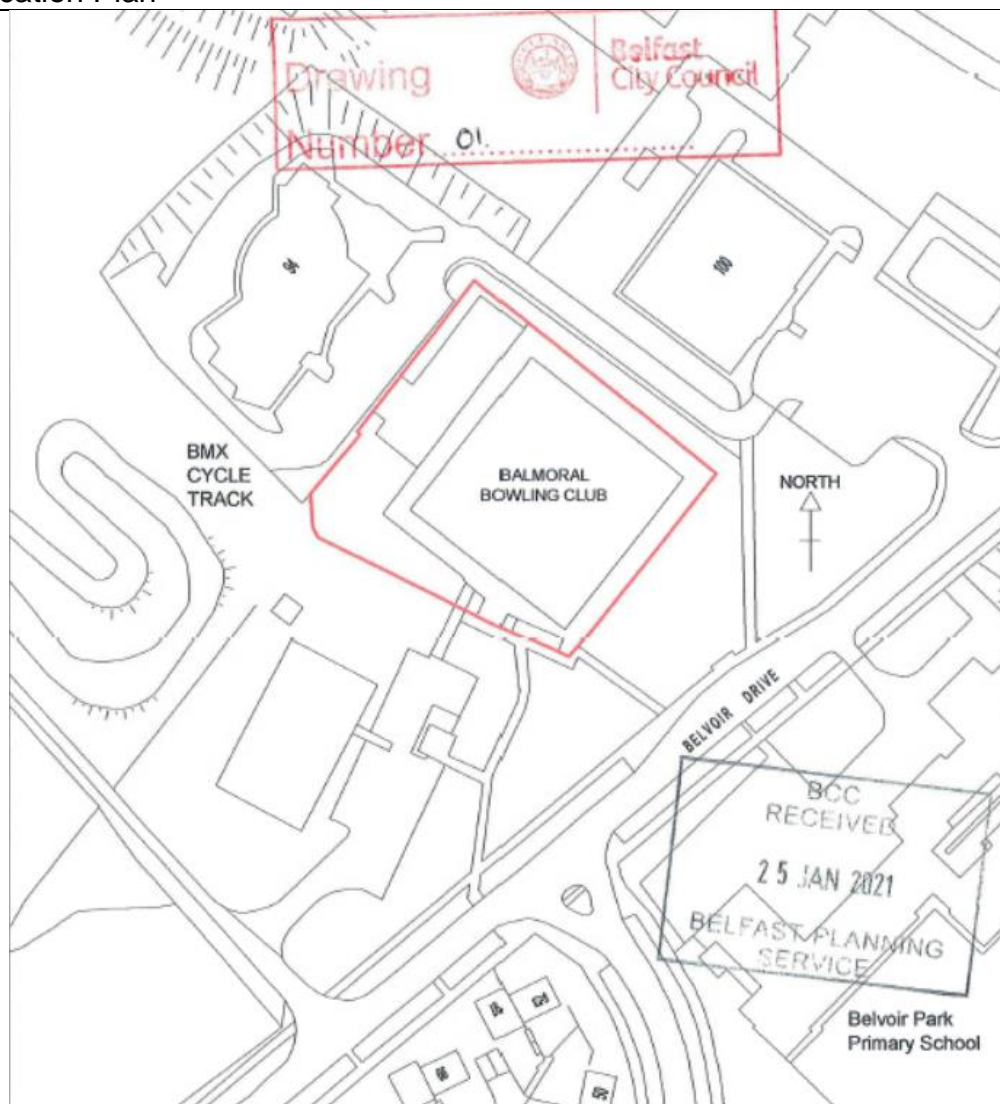
Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2021/0394/F	Date of Committee: 15 th June 2020
Proposal: Erection of floodlights (10m high) and ancillary equipment. Installation of scoreboard & water sprinkler system. Replacement paths & fittings around bowling green.	Location: Balmoral Bowling Club Belvoir Drive Belfast Co. Down BT8 7DT
Referral Route: Applicant is Belfast City Council	
Recommendation: Approve subject to conditions	
Applicant Name and Address: Belfast City Council Physical Programmes Department 9 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: Greg Seeley Consulting Ltd. i2 Innovation Centre 73 Charlestown Road Craigavon BT63 5PP
<p>Executive Summary: Full planning permission is sought for the erection of 4 no of 10m high floodlights and ancillary equipment, installation of scoreboard & water sprinkler system. Replacement path & fittings around bowling green at Balmoral Bowling Club.</p> <p>The key issues in assessment of the proposed development are:</p> <ul style="list-style-type: none"> • Impact on residential amenity • Impact on the character and appearance of the area • Public safety <p>The proposal involves the upgrade of an existing facility which would accord with one of the core planning objectives of the SPPS to improve health and well-being. In principle, there is no objection to the erection of the floodlights, score board and sprinkler system and upgrade of pathways. It will provide greater visibility and an improved facility for those using the bowling green, allowing for a safe and secure site. Proposal accords with Policy OS7 of PPS8.</p> <p>Environmental Health are satisfied that the predicted level of light will not be obtrusive. DAERA Natural Environment Division are satisfied the floodlights will not harm bat/ badger activity in the vegetated borders.</p> <p>Northern Ireland Electricity (NIE) advised they had concerns the floodlights may interfere with nearby overhead lines. The applicant has been in discussions with NIE who have since confirmed that the proposal meets the clearance distances. On this basis, no issue is raised.</p> <p>No representations have been received.</p> <p>Recommendation – Approval</p> <p>Having regard to the development plan, policy context and other material considerations, the proposal is considered acceptable and approval of planning permission is recommended subject to conditions which are included in the report below.</p>	

It is requested that the Chief Executive, or her nominated officer, uses her delegated authority to finalise the wording of conditions.

Case Officer Report

Site Location Plan



EASTING, NORTHING: 333800, 3690500

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>The application is seeking full planning permission for the erection of floodlights (10m high) and ancillary equipment, along with the installation of a scoreboard & water sprinkler system and replacement paths & fittings around the bowling green.</p> <p>There are 4 no. poles proposed on which the floodlights are to be attached, one in each corner of the bowling green. 2no. lights on each pole will be mounted at a height of 10m. The new electric score board is to be located on the south east side of the green at a height of 2.5m. Existing timber board around the perimeter of the bowling green is to be replaced with new timber board and sections of the perimeter path is to be replaced/ upgraded with similar paving.</p>
2.0	<p>Description of Site</p> <p>The Bowling Club is located on the north edge of Belvoir estate adjacent to Belvoir Studio Theatre, Belvoir Activity Centre, Forestside Church and a playground. The site is on the edge of Lagan Valley Regional Park, forest and greenery set the backdrop to the club. The nearest residential property is to the south of the club on the opposite side of Belvoir Road at a distance of 65m from the bowling club.</p> <p>Within the club curtilage, the bowling clubhouse is located to the north west of a sunken square bowling green; a store is located in the southwest corner. A neat paved path meanders around the perimeter of the green.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Y/2002/0138/F - Balmoral Bowling Club, Belvoir Drive, Belvoir Park, Belfast. Alteration and extension to existing covered storage area and store to provide changing rooms and store - Permission granted 02.05.2002.</p> <p>Y/1997/0082/F Balmoral Bowling Club, Belvoir Drive, Belvoir Park, Belfast. Renewal of permission for temporary bowling club. Permission granted</p>
4.0	Policy Framework
4.1	Regional Development Strategy RDS 2035
4.2	Strategic Planning Policy Statement NI 2015
4.4	Belfast Urban Area Plan 2001
4.5	Draft Belfast Metropolitan Area Plan 2004
4.6	Draft Belfast Metropolitan Area Plan 2015
	4.6.1 Policy COU 10 – Development proposals outside the Metropolitan Development Limit and Settlement Development Limits and in Lagan Valley Regional Park
4.7	Planning Policy Statement (PPS) 2 Natural Heritage
4.8	<p>Planning Policy Statement (PPS) 8 Open Space, Sport and Outdoor Recreation.</p> <p>Policy OS7 The Floodlighting of Sports and Outdoor Recreational Facilities - <i>The Department will only permit the development of floodlighting associated with sports and outdoor recreational facilities where all the following criteria are met: (i) there is no unacceptable impact on the amenities of people living nearby; (ii) there is no adverse impact on the visual amenity or character of the locality; and (iii) public safety is not prejudiced.</i></p>
4.9	<p>Planning Policy Statement (PPS) 21 Sustainable Development in the Countryside Policy CTY1 Development in the Countryside - <i>There are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. Details of these are set out below. Other types of development will only be permitted</i></p>

	<p><i>where there are overriding reasons why that development is essential and could not be located in a settlement, or it is otherwise allocated for development in a development plan. All proposals for development in the countryside must be sited and designed to integrate sympathetically with their surroundings and to meet other planning and environmental.</i></p> <p><i>Non-Residential Development</i></p> <p><i>Planning permission will be granted for non-residential development in the countryside in the following cases:</i></p> <ul style="list-style-type: none"> <i>• farm diversification proposals in accordance with Policy CTY 11;</i> <i>• agricultural and forestry development in accordance with Policy CTY 12;</i> <i>• the reuse of an existing building in accordance with Policy CTY 4;</i> <i>• tourism development in accordance with the TOU Policies of PSRNI;</i> <i>• industry and business use in accordance with PPS 4 (currently under review);</i> <i>• minerals development in accordance with the MIN Policies of PSRNI;</i> <i>• outdoor sport and recreational uses in accordance with PPS 8;</i> <i>• renewable energy projects in accordance with PPS 18; or</i> <i>• a necessary community facility to serve the local rural population.</i> <p><i>There are a range of other types of non-residential development that may be acceptable in principle in the countryside, e.g. certain utilities or telecommunications development. Proposals for such development will continue to be considered in accordance with existing published planning policies.</i></p>
5.0	Statutory Consultees Responses
5.1	<p>DAERA Natural Environment Division (NED) – No objection subject to condition. Bats are nocturnal species and are highly sensitive to artificial lighting in their environments. This can have a significant adverse effect on their natural behaviour such as foraging or commuting, causing disturbance and/or displacement and affecting their ability to survive. Illumination of a bat roost can also prevent or delay emergence from the roost, reducing the time available for foraging and potentially leading to starvation and/or abandonment of the roost. Artificial illumination of trees, hedgerows and waterways can have a particularly negative impact. Badgers are also highly sensitive to artificial lighting in their environments. NED note the mature tree located in the western corner of the site and the vegetated borders to south-east and north-east of the Bowling Green which may support protected species such as bats and badgers. NED recommend that light spill of less than 1 LUX is cast upon the mature tree and onsite vegetation.</p>
5.2	<p>DAERA Water Management Unit and Inland Fisheries raised no objection and advised the applicant to familiarise themselves with standing advice regarding surface water at the site - If there is an intention to discharge any effluent (i.e. surface water) from the proposed development via a Northern Ireland Water (NIW) or privately owned surface water drain, the surface water drain may discharge directly to a watercourse. Discharge Consent under the terms of the Water (NI) Order 1999 may be required.</p> <p>Upgrading the water sprinkler system is not likely to account for an increase in volume of water/effluent discharged from the bowling green.</p>
6.0	Non Statutory Consultees Responses
6.1	<p>BCC Environmental Health (EH)</p> <p>EH is satisfied that the proposed level of lighting complies with the Institute of Lighting (ILP) guidance in relation to the control of obtrusive lighting due to separation distances between the proposed lighting and residential receptors.</p>
6.2	<p>NIE</p> <p>Objection, noted the bowling green has 'Extra High Voltage' (EHV) overhead lines and associated equipment in the area of the proposal. NIE is concerned that the proposal may (during</p>

	construction and/or following completion) infringe on safety clearances required between its equipment and any building or structure.
7.0	Representations The application has been neighbour notified and advertised in the local press. No comments have been received.
8.0	Other Material Considerations Belfast Agenda
9.0	Assessment
	Principle of Development
9.1	The site is located within the development limit and Lagan Valley Regional Park in the Belfast Urban Area Plan (BUAP) 2001. It is just outside the City's development limits within an Area of Outstanding Natural Beauty (AONB) and Lagan Valley Regional Park in both draft Belfast Metropolitan Area Plans 2004 & 2015.
9.2	Upgrading the bowling clubs' facilities is in keeping with the development plan designations, particularly policy COU10 in dBMAP – in that it is related to an existing use and will not adversely affect the character of the Park, the landscape quality features or visual amenity.
9.3	As the proposal is within the countryside, the proposal should be considered within the parameters of PPS21 Sustainable Development in the Countryside. PPS21 allows for non-residential development for outdoor sports and recreational uses in accordance with PPS8 - Open Space, Sport and Outdoor Recreation.
	Impact on Residential Amenity
9.4	There is a significant separation distance between the bowling club and residential properties. EH are satisfied that residents will not be impacted by light pollution as there would be a minimum separation distance of 65m from the most southerly floodlight and the nearest residential properties at 96 Belvoir Drive and 52 Grays Park. Residential amenity will not be negatively affected by this upgrade. In line with Policy OS7 of PPS 8 - there is no unacceptable impact on the amenities of people living nearby.
	Impact on the character and appearance of the area.
9.5	The Bowling Club is set with the Lagan Valley Regional Park as its backdrop. The 10m high floodlight columns will be well set in from the road and will be read against the existing vegetation and clubhouse buildings which will ensure they will not appear unduly prominent in the landscape. The submitted light spillage plan indicates that the majority of light spill is contained within the site itself. In addition, the floodlighting is subject to a timing condition. Other improvement works are proposed – replacing timber perimeter boarding and upgrading pathways which will improve the appearance of the club. The character and appearance of the area will be maintained. The proposal will therefore accord with Policy OS7 of PPS8 and Policy NH2 of PPS8 as it will have no adverse impact on the visual amenity or character of the locality.
	Natural Heritage
9.6	Consultees are satisfied that the upgraded floodlighting and associated works will not harm wildlife of the wider regional park. However, they raised concern with regard to a specific tree and hedging along the boundary of the site and have imposed a condition regarding the maximum brightness which the floodlight can emit to protect bats and badgers should they be living in or passing through the bowling facility. On this basis, the proposal is considered to accord with Policy NH2 of PPS2.

9.7	<p>Public Safety</p> <p>Policy OS7 of PPS8 allows planning permission to be granted for development of floodlighting associated with sports and outdoor recreational facilities where public safety is not prejudiced. NIE advised they had concerns that the 10m high floodlights may interfere with nearby overhead power lines. The applicant advised that these matters have already been discussed with NIE engineering department. Correspondence from NIE has since confirmed that the proposal meets the clearance distances. On this basis, the proposal is considered acceptable.</p>
10.0	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions. It is requested that the Chief Executive, or her nominated officer, uses her delegated authority to finalise the wording of conditions.</p>
10.1	<p>Summary of Recommendation: Approval</p>
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 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. The levels of illumination / light spill of the floodlighting is to be agreed in writing with the Planning Authority in relation to the tree located in the west corner of the site and the vegetated border to the south east and north west of the bowling green. Reason: To protect Bats and Badgers. The flood lights shall not be operational beyond 10pm Monday to Sunday. Reason: In the interests of visual amenity. <p>Informatives</p> <ol style="list-style-type: none"> The operation of all external lighting to the hereby permitted development should be designed, installed and maintained so that vertical lux limits both before and after 11pm at nearby sensitive premises are not exceeded as specified the relevant industry guidance produced by the Institute of Lighting Professional in 2011: 'Guidance notes for the reduction of Obtrusive Light'. The applicant's attention is drawn to The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), under which it is an offence: <ol style="list-style-type: none"> Deliberately to capture, injure or kill a wild animal of a European protected species, which includes all species of bat; Deliberately to disturb such an animal while it is occupying a structure or place which it uses for shelter or protection; Deliberately to disturb such an animal in such a way as to be likely to - <ol style="list-style-type: none"> affect the local distribution or abundance of the species to which it belongs; Impair its ability to survive, breed or reproduce, or rear or care for its young; or Impair its ability to hibernate or migrate; Deliberately to obstruct access to a breeding site or resting place of such an animal; or To damage or destroy a breeding site or resting place of such an animal. <p>If there is evidence of bat activity / roosts on the site, all works should cease</p>

	<p>immediately and further advice sought from the Wildlife Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT7 2JA. Tel. 028 9056 9558 or 028 9056 9557</p> <p>3. The applicant's attention is drawn to Article 10 of the Wildlife (Northern Ireland) Order 1985 (amended) under which it is an offence to intentionally or recklessly:</p> <ul style="list-style-type: none"> <input type="checkbox"/> kill, injure or take any wild animal included in Schedule 5 of this Order, which includes the badger; <input type="checkbox"/> damage or destroy, or obstruct access to, any structure or place which badgers use for shelter or protection; <input type="checkbox"/> damage or destroy anything which conceals or protects any such structure; <input type="checkbox"/> disturb a badger while it is occupying a structure or place which it uses for shelter or protection. <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>If there is evidence of badger on the site, all works should cease immediately and further advice sought from the Wildlife Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT7 2JA. Tel. 028 9056 9558 or 028 9056 9557.</p>
<p>Notification to Department (if relevant): N/A</p>	
<p>Representations from Elected members: None</p>	

ANNEX	
Date Valid	29th January 2021
Date First Advertised	5th March 2021
Details of Neighbour Notification (all addresses) The Owner/Occupier, Belvoir Activity Centre, 100 Belvoir Drive, Belfast, Down, BT8 7DT The Owner/Occupier, Belvoir Players Rehearsal Studio, 94 Belvoir Drive, Belfast, Down, BT8 7FR	
Date of Last Neighbour Notification	29th March 2021
Date of EIA Determination	N/A
ES Requested	No