

Our ref: A033802/Planning/GM

Date: 9th February 2007

Airport Public Safety Zones Consultation
Planning Policy Section
2nd Floor Millennium House
19-25 Great Victoria Street
Belfast
BT2 7BN

Dear Sir/Madam

CONTROL OF DEVELOPMENT IN AIRPORT PUBLIC SAFETY ZONES (PCZ'S)

I refer to the above development which was published on 5th October 2006.

The proposed public safety zone at George Best Belfast City Airport affects a small area of land at Sydenham Bypass and Victoria Park which forms part of a proposal for the Connswater Community Greenway.

Page 8 states that:

"The Connswater Community Greenway is a proposal for the creation of a linear park through East Belfast, following the course of the Connswater River, connecting the open and green spaces and remediating the Connswater River itself. The Greenway will reconnect the communities of East Belfast and restore the Connswater River as a living community asset. It will create vibrant, attractive, safe and accessible parkland for leisure, recreation and community events and activities".

Paragraph 12 of the consultation document states that ***"there will be a general presumption against new or replacement development ... within public safety zones"***. It continues that no new or replacement dwelling houses, mobile homes, caravan sites or other development will be permitted. The proposal for the Connswater Community Greenway does not fall within these general descriptions.

There are certain exceptions which may be permitted within PSZ's which are set out in paragraphs 13 and 14. This includes ***"public open space, in cases where there is a reasonable expectation of low intensity use. Attractions such as childrens' playgrounds will not be permitted in such locations. Nor will playing fields or sports grounds be permitted within Public Safety Zones, as these are likely to attract significant numbers of people on a regular basis....."***

The proposed PSZ covers approximately 1/3 of the eastern sector of Victoria Park and a section of the Sydenham Bypass. A pedestrian/cycle bridge over the bypass and a number of internal walkways within the park are proposed in the PSZ. This low density use will not attract significant numbers on a regular basis nor will it encourage people to congregate in certain areas. This is supported within Paragraph 14 of the consultation document which states that ***"certain forms of development which involve a very low density of people coming and going may be appropriate within it"***.

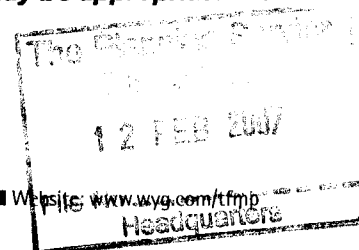
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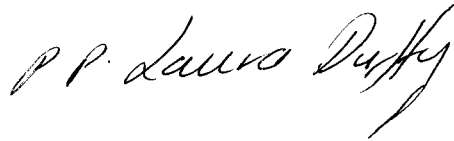


The proposal for a pedestrian/cycle overpass and parkland walkways does not represent a high intensity use. The level of increased activity would be insignificant within the context of existing traffic on the bypass.

Therefore, given the evident community benefits of the scheme and the inbuilt flexibility that each proposal will be treated on its own merits it is clear that this proposal will result in significant community benefits. Given the aforementioned factors, it is respectfully suggested that an element of flexibility is incorporated into the policy to allow for the Connswater Community Greenway. Therefore, it is requested that the policy be carefully reworded to facilitate this particular proposal.

Thank you for your consideration.

Yours sincerely

A handwritten signature in black ink, appearing to read "P.P. Laura Duffy". The signature is written in a cursive, flowing style.

Gráinne McMullan
SENIOR DEVELOPMENT PLANNER