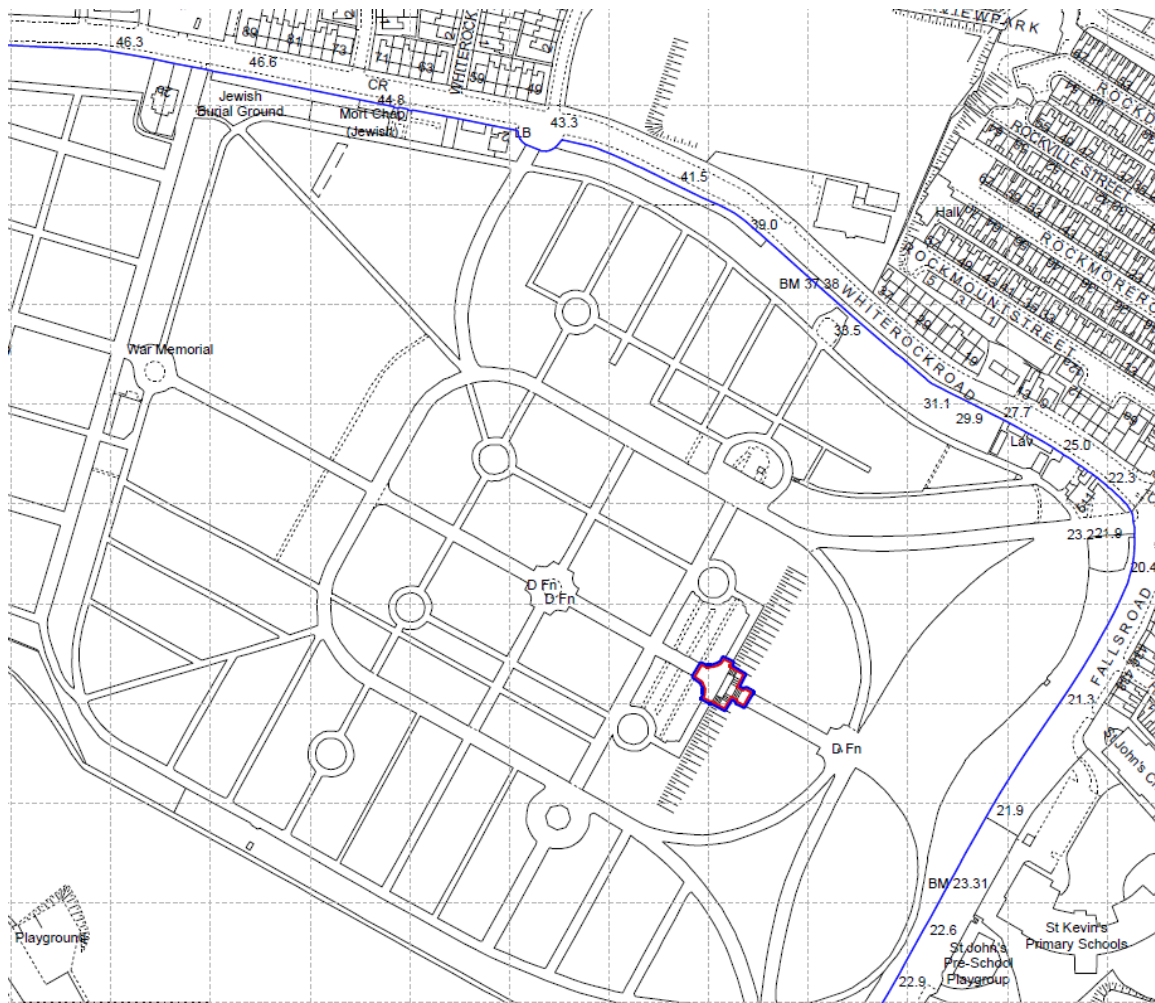


## Committee Report

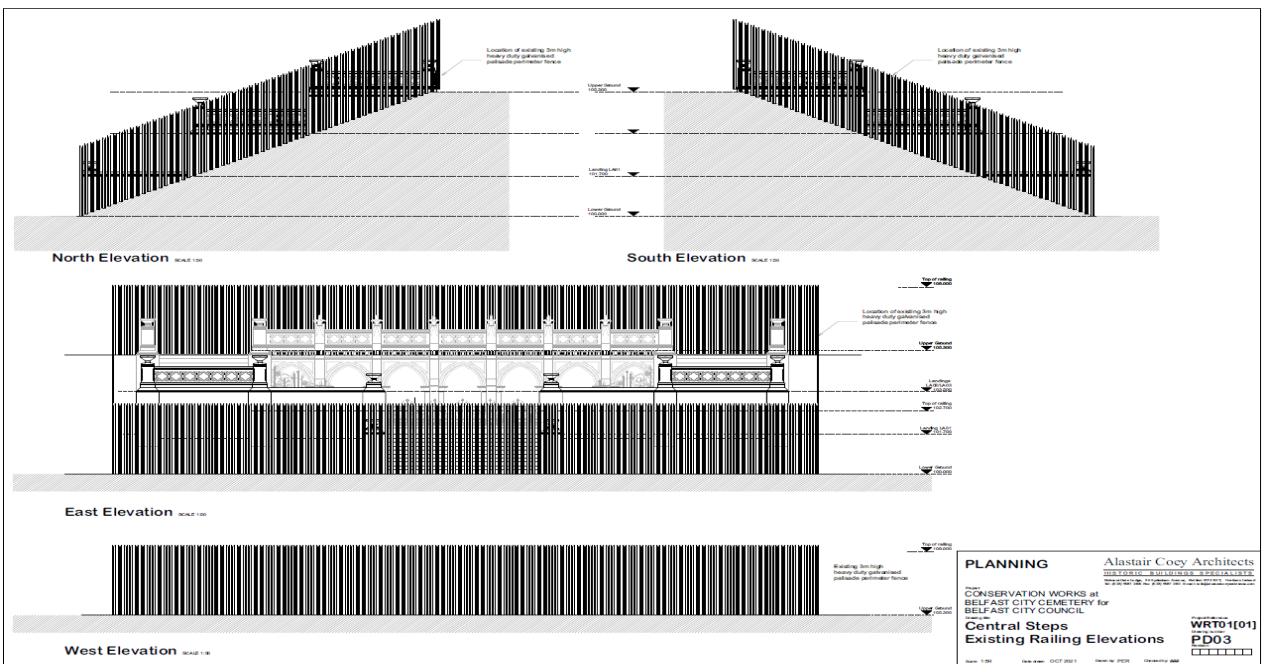
Development Management Report	
<b>Application ID:</b> LA04/2021/2602/F & LA04/2021/2611/LBC	<b>Date of Committee:</b> Tuesday 16 <sup>th</sup> August 2022
<b>Proposal:</b> Removal of Existing 3m High Palisade Perimeter Fence. New Metal Railings and Gates with associated Lighting.	<b>Location:</b> Central Steps Belfast City Cemetery Falls Road Belfast BT12 6DE
<b>Referral Route:</b> Referral to the Planning Committee under Section 3.8.5 (c) of the Scheme of Delegation	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> Belfast City Council 9 Adelaide Street Belfast BT2 8PB	<b>Agent Name and Address:</b> Alastair Coey Architects 96 Sydenham Avenue Belfast BT4 2DT
<b>Executive Summary:</b> Full application and associated Listed Building Consent for the removal of an existing 3m high palisade perimeter fence. The proposal seeks to erect new metal railings and gates with associated Lighting.  The Central Steps and Vault at Belfast City Cemetery on the Falls Road (HB26/25/001D) are Grade B1 listed building of special architectural or historic interest as set out in Section 80 and protected under the Planning Act (NI) 2011.  The proposal is to install a new perimeter railing based on traditional detailing along with new lighting. The new boundary railing will replace the existing palisade fence. The railings will be 2.7m reduced to 2.3m high at the gates which will be located at the top and bottom of the steps to enable access to the steps during cemetery opening hours.  The key issues to be considered are: <ul style="list-style-type: none"><li>• Design</li><li>• Impact on the Listed Building</li></ul> The proposal is deemed to comply with the SPPS and PPS 6. The proposed development is considered acceptable with no adverse impacts on the Listed Building. HED were consulted and were content without conditions. No third-party objections have been received from consultees and members of the public.  Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposals should be approved.  <b>Recommendation</b> It is recommended that full permission and listed building consent is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions.	

# Case Officer Report

## Site Location Plan

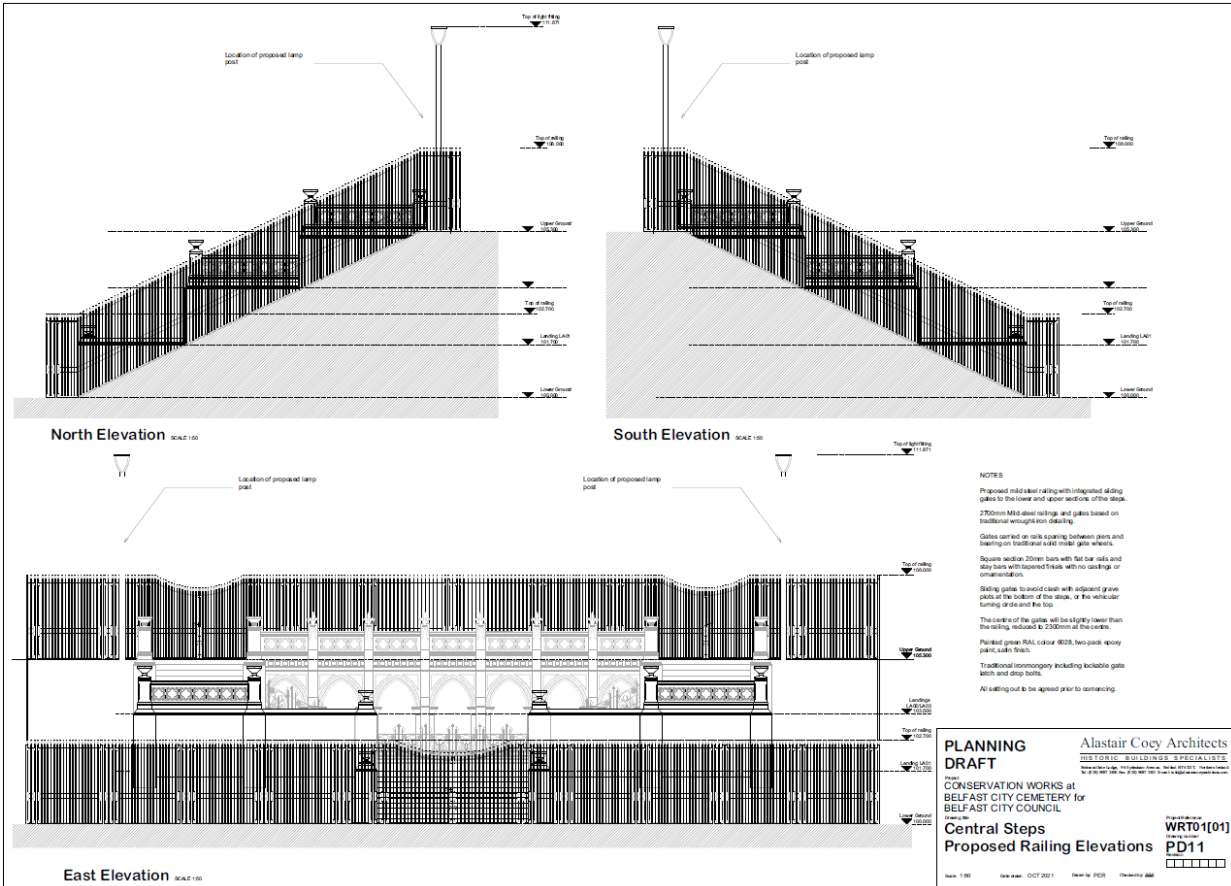


## Existing Elevations

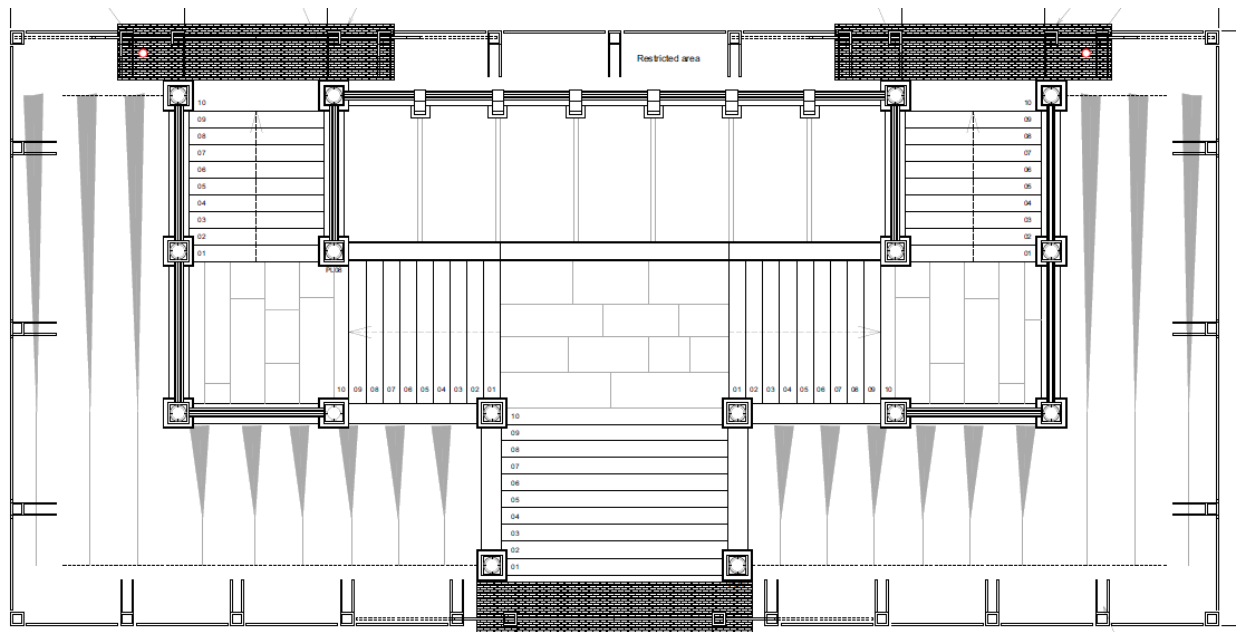


**PLANNING** Alastair Cooy Architects  
 CONSERVATION WORKS at BELFAST CITY CEMETERY for BELFAST CITY COUNCIL  
 Central Steps Existing Railings Elevations  
 WRT0-[01]  
 PD03

# Proposed Elevations



# Proposed Site Plan



<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<b>Description of Proposed Development</b> Full application and associated Listed Building Consent for the removal of existing 3m high palisade perimeter fence. The proposed erection of new metal railings and gates with associated lighting.
<b>2.0</b>	<b>Description of Site</b> The Central Steps are located on a NW/SE axis through the centre of the City Cemetery. The site is surrounded by cemetery park land comprising access roads and headstones, grave markers, and other associated structures. The Central Steps and Vaults are Grade B1 Listed and designated as a Mausoleum. They were listed on 04 February 1988 (reference HB26/25/001D).
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b> LA04/2019/1929/F, Temporary re-location of existing Belfast City Council's City Cemetery Service Yard consisting of a new reinforced concrete slab, 5No. new steel storage containers, modular welfare facility, 3m perimeter fence and lighting and CCTV columns. Gates to vehicular and pedestrian access points. Lands adjacent to the Whiterock Road and located at the City Cemetery exit point. Site boundary adjacent to an existing derelict stone building. Permission Granted.  LA04/2018/1651/F, Creation of a new visitor centre for the Belfast City Cemetery. Belfast City Cemetery 511 Falls Road Belfast BT12 6DE. Permission Granted.  LA04/2020/0170/LBC - Central Steps, Belfast City Cemetery, Falls Road, Belfast, BT12 6DE - Reinstatement of historic railing – Permission Granted – 20.05/2020.  LA04/2020/1180/LBC - Central Steps, Belfast City Cemetery, Falls Road, Belfast, BT12 6DE - Repair, restoration, and cleaning of central steps – Permission Granted – 18.12.2020
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2015 The extant development plan is the BUAP. However, given the stage at which the Draft BMAP has reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.  The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during this transitional period existing policies will be applied including the SPPS and relevant PPS's.
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Planning Policy Statement 2: Natural Heritage
4.4	Planning Policy Statement 6: Planning, Archaeology and The Built Heritage
4.4.1	Policy BH 8: Extension or Alteration of a Listed Building

5.0	<b>Statutory Consultees Responses</b> DFI Roads: no objections NIEA: no objections
6.0	<b>Non-Statutory Consultees Responses</b> HED: no objections Environmental Health: no objections
7.0	<b>Representations</b> As this site is within an enclosed parcel of land located a considerable distance from any occupied properties there are no neighbouring buildings to notify under the legislation. The application was advertised in local press on the 3 <sup>rd</sup> December 2021 and no comments have been received.
8.0	<b>Other Material Considerations</b> None
8.1	<b>Any other supplementary guidance</b> None
9.0	<b>Assessment</b>
9.1	The City Cemetery is located within an Urban Landscape Wedge (BT099 Milltown dBMAP); the proposal is considered to be in compliance with the development plan.
9.2	<p>Assessment</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> <li>• Design</li> <li>• Impact on Listed Building</li> <li>• Natural Heritage Assets</li> </ul> <p>It is considered that the proposal is in compliance with SPPS in that the proposed development will not cause demonstrable harm to interest of acknowledged importance which are considered below.</p> <p><b>Design</b></p> <p>The proposal is to install a new perimeter railing based on traditional detailing along with new lighting. The new boundary railing will replace the existing palisade fence. The railings will be 2.7m reduced to 2.3m high at the gates which will be located at the top and bottom of the steps to enable access to the steps during cemetery opening hours.</p> <p>The proposed material is mild steel, although the detail design will be based on traditional wrought iron detailing.</p> <p>The gates will be sliding and will be carried on rails spanning between piers with solid metal traditional gate wheels that run on metal tracks. They will be painted green RAL colour 6028, two-pack epoxy paint, satin finish.</p> <p>The railings would project 5m beyond the width of the steps to minimise visual impact on the steps.</p> <p>New granite cobble setts will be located at ground level to the threshold of the gates, with integrated traditional metal wheel track.</p> <p>The light fittings are to be positioned on top of existing 6m high CCTV posts. The light fitting is 496mm in diameter and 571mm high. The lighting is for security purposes. It is proposed that it will illuminate the structure outside of cemetery opening hours and will remain on during night-time.</p> <p>The design is considered to comply with paragraph 6.13 of the SPPS.</p>

	<p><b>Impact on the Listed Building</b></p> <p>Section 91 requires that in considering whether to grant planning permission for development which affects a listed building or its setting a council must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.</p> <p>Historic Environment Division have been consulted on both the full application and the associated Listed Building Consent and have no objection.</p> <p>HED have advised that the proposed fencing replaces an existing, more hostile, arrangement. The latter detracts from the character of the listed asset but is also accepted as a necessary measure at present to prevent further vandalism and, is helping to preserve the structure, which has recently undergone significant conservation-led repairs. The proposal as presented in the application is lower in height, set back further from the listed structure and incorporates gates, which will be opened during the day to allow access to the vaults and steps. As such, the proposal will further enable the public to understand, experience and enjoy the significance of the heritage asset. The lighting is considered unobtrusive, respectful, and reversible; as such it is also considered appropriate under policy considerations, given the requirement to deter vandalism.</p> <p>The proposal will retain the character of the listed building and complies with policy BH 8 of PPS 6.</p> <p><b>Natural Heritage Assets</b></p> <p>Given lighting proposals and proximity to trees Natural Environment Division requested a Preliminary Ecological Assessment and Lux map. A Protected Species Survey and Assessment was submitted and NED, having reviewed the information is content that the proposal will have no impact on bats or badgers. The proposal complies with PPS 2.</p>
9.3	Having regard for the policy context and the considerations above, the proposal is deemed acceptable.
<b>10.0</b>	<b>Summary of Recommendation:</b> Grant Full Planning Permission and Listed Building Consent
<b>11.0</b>	<p><b>Conditions (Full Permission)</b></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><b>Informatives</b></p> <p>1. This application is linked to a Listed Building Consent under the reference LA04/2021/2611/LBC</p> <p><b>Conditions (Listed Building Consent)</b></p> <p>1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.</p> <p>Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011</p>

<b>Notification to Department (if relevant)</b>
<b>Representations from Elected members:</b>

<b>ANNEX</b>	
<b>Date Valid</b>	15 <sup>th</sup> November 2021
<b>Date First Advertised</b>	3 <sup>rd</sup> December 2021
<b>Details of Neighbour Notification</b>	
N/A	
<b>Date of Last Neighbour Notification</b>	N/A
<b>Notification to Department: N/A</b>	