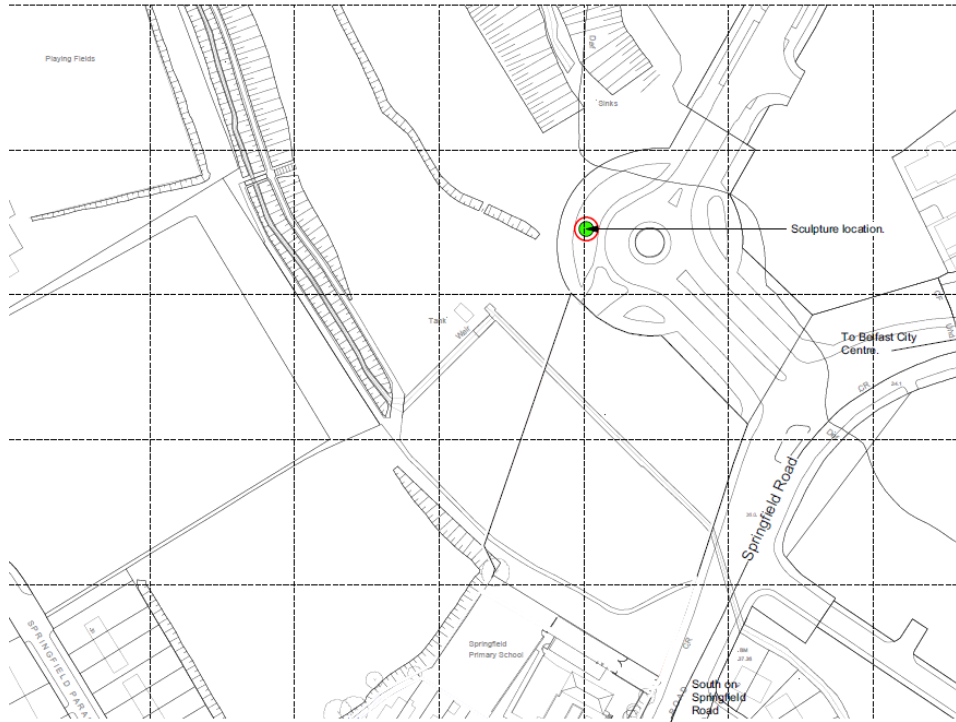


Development Management Officer Report Committee Application

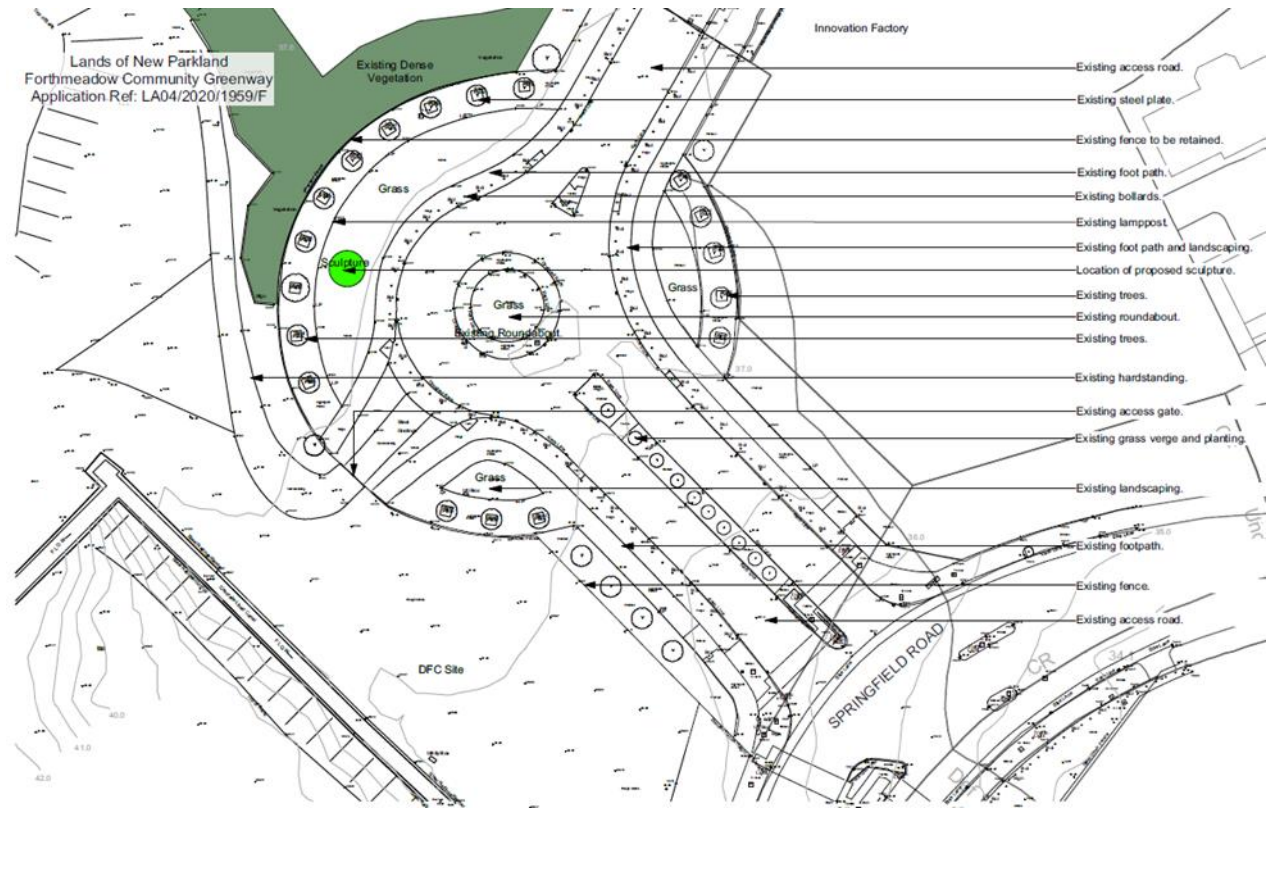
Summary	
Committee Meeting Date: 20 th September 2022	
Application ID: LA04/2022/1236/F	
Proposal: Proposed art sculpture	Location: Land located at roundabout junction approx. 100m south west of 385 Springfield Road Belfast BT12 7DG within Forthriver Business Park access road.
Referral Route: Referral to the Planning Committee under Section 3.8.5 (d)	
Recommendation:	Approval subject to condition
Applicant Name and Address: Belfast City Council Property & Projects Department Adelaide Street Belfast BT2 8DJ	Agent Name and Address: Bell Architects Ltd 65 Main Street Ballymoney BT53 6AN
<p>Executive Summary:</p> <p>The proposal is for full planning permission for an Art Sculpture, on lands located at the roundabout junction approx. 100m south west of 385 Springfield Road, Belfast.</p> <p>The site is 0.005 hectares and comprises the grassed area adjacent to the pedestrian footpath bounding a roundabout at the entrance to the Innovation Factory. The site also forms part of the entrance to a larger scheme for a proposed parkland to the Forthmeadow Community Greenway.</p> <p>The scale, design and materials of the proposal will not detract from the appearance and character of the surrounding area.</p> <p>The proposal is considered to comply with relevant planning policy and guidance. The sculpture is a well-designed compatible use at this location and will contribute positively to the overall environmental quality of the area.</p> <p>The proposal will provide an interesting feature for those accessing the Innovation Factory and the Forthmeadow Greenway without detriment to the amenity of nearby uses nor it will hinder or preclude any future uses.</p> <p>Following advertisement in the local press no representations have been received.</p> <p>DFI Roads offer no objection.</p> <p><u>Recommendation – Approval</u></p> <p>Having regard to the policy context and other material considerations the proposal is considered acceptable and planning permission is recommended for approval subject to a condition as set out in the report.</p>	

Case Officer Report

Site Location Plan



Proposed Site Layout



Scale of Context



Visuals



Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	The proposal is for full planning permission for a Proposed Art Sculpture, on land located at roundabout junction approx. 100m south west of 385 Springfield Road, Belfast.
2.0	Description of Site
2.1	The site is 0.005 hectares and comprises the grassed area adjacent to the pedestrian footpath bounding a roundabout at the entrance to the Innovation Factory. The site forms part of the entrance to a larger scheme for a proposed parkland to form the Forthmeadow Community Greenway.
2.2	The surrounding area is characterised by employment, industrial, educational, open space and residential areas around the Springfield Road.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	LA04/2020/1959/F - Proposed new parkland (Section 2 Forthmeadow Community Greenway) - foot and cycle pathways, lighting columns, new entrances and street furniture – Pending
3.2	Z/2002/1332/F - New junction and vehicular access to include extension of existing culvert - Granted
4.0	Policy Framework
4.1	The adopted Belfast Urban Area Plan 2001 shows the site as Industry and Commerce Land.
4.2	Draft Belfast Metropolitan Area Plan 2015 (2004 Version) Draft Belfast Metropolitan Area Plan (BMAP) 2004 version the site is located within zoning BT10 – employment/Industry Land at Springfield Road (Former Mackies site) and BT 004 – Existing Employment Land at Springfield Road (Former Mackies Site). A community greenway designation BT 162/02 Forth River/Glencairn/Ligoniel Route is also proposed. The site was also a proposed Local Landscape Policy Area BT 160, however following PAC public inquiry the designation was removed as per their recommendation.
4.3	Draft Belfast Metropolitan Area Plan 2015 Draft Belfast Metropolitan Area Plan (BMAP) 2015 plan that was adopted and now subsequently quashed the site is designated as Major Area of Employment and Industry - BT 004 Existing Employment Land at Springfield Road (Former Mackies Site), proposed Site of Local Nature Conservation Importance (SLNCI) BT 084/26 Springfield Pond / Highfield Glen and a proposed community greenway BT 147/02 Forth River/Glencairn/Ligoniel Route.
4.4	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 DfI in relation to additional required steps before it can be considered adopted. Paragraph 1.10 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 the transitional period planning authorities will apply existing policy together with the SPPS.
4.5	4.4.1 Strategic Planning Policy Statement for Northern Ireland (SPPS) 4.4.2 Planning Policy Statement 2: Natural Heritage 4.4.3 Planning Policy Statement 3: Access, Movement and Parking 4.4.4 Planning Policy Statement 4: Planning & Economic Development
5.0	Statutory Consultees Responses
5.1	DFI Roads – No objection subject to conditions.
6.0	Non-Statutory Consultees Responses
6.1	None
7.0	Representations
7.1	The application has been advertised in the local press on 15 th July 2022. No representations have been received to date following advertisement in the local press.
7.2	In line with the legislative requirements (Article 8 (2) of the General Development Planning Order(GDPO)) no neighbours have been notified as the road separating the site from the Innovation Centre car park is over 20 metres and the nearest buildings are over 100m away from the application site.
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	The Key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> • Scale, Design & Materials • Impact on the character and appearance of the surrounding area; • Impact on pedestrian and vehicular access and safety.
9.2	The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area.
9.3	Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
9.4	As the decision to adopt BMAP has been quashed in its entirety, it is as though the draft BMAP has never been adopted, however, the version of draft BMAP which was purported to be adopted remains a material consideration.
9.5	Under the adopted BUAP 2001 the site is Industry and Commerce land. The site falls within an existing employment and industry zoning, a proposed Site of Local Nature Conservation

<p>9.6</p> <p>9.7</p> <p>9.8</p> <p>9.9</p> <p>9.10</p> <p>9.11</p>	<p>Importance (SLNCI) BT 084/26 Springfield Pond / Highfield Glen and a proposed community greenway BT 147/02 Forth River/Glencairn/Ligoniel Route in draft BMAP.</p> <p>The application seeks permission to erect a 7 metre high sculpture “Carry each Other” on land located at the roundabout junction approx. 100m south west of 385 Springfield Road. The site falls with the Masterplan for Forthmeadow. The sculpture concept is inspired by the wide range of ages within the area’s population and its future hope for the community. This is embedded as the adult figure carries the next generation who carries a bird.</p> <p>It is considered that the proposed sculpture is a well-designed, compatible use at this location. In addition, the proposal will not adversely impact on the character or integrity of the area and will contribute positively to the environmental quality of the area.</p> <p><u>Scale, Design & Materials</u></p> <p>The height of the proposed sculpture is 7 metres. The statue will be located on a granite plinth set flush with the ground. The sculpture will be aluminium casting with an internal steel work structure. The sculpture is of a scale that people will be able to walk under it like a bridge. The sculpture is smaller than the backdrop of the trees which will provide a visual contrast.</p> <p>The proposal has been assessed against SPPS, the sculpture is considered to be of a high quality and design and is considered to be in compliance with the SPPS, in that it will not adversely impact on the local character or integrity of the area.</p> <p><u>Impact on the Area</u></p> <p>Policy IND 5 – Environmental Treatment of BUAP 2001 applies. Whilst the proposal is not for soft landscaping, the sculpture will contribute a form of hard landscaping when entering the Innovation Factory from Springfield Road as well as provide a point of interest while travelling along the new greenway and as a welcome feature at adjacent points of access to join the greenway from the Springfield Road. The proposal will provide an interesting feature for those accessing the Innovation Factory and the Forthmeadow Greenway without detriment to the amenity of nearby uses nor it will hinder or preclude any future uses. It is considered that the proposal satisfies policy IND 5 of the BUAP 2001. The high quality materials will enhance what is a new high quality public realm at this location.</p> <p><u>Impact on Pedestrian and vehicular access and safety</u></p> <p>The sculpture is to be located on the grassed area and will not be on the public pavement therefore, it will not hinder pedestrian movement or cause an obstruction. DFI Roads were consulted and offered no objection.</p>
<p>10.0</p> <p>10.1</p>	<p><u>Summary of Recommendation: Approval</u></p> <p>Having regard to the policy context and other material considerations the proposal is considered acceptable and planning permission is recommended for approval subject to a condition set out below.</p>
<p>11.0</p>	<p>Conditions</p> <p>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>The developer should consider all consultees comments prior to commencing this proposal. All comments can be viewed on the planning portal quoting the application reference number.</p>
<p>Notification to Department (if relevant)</p> <p>N/A</p>	
<p>Representations from Elected members:</p> <p>None</p>	

ANNEX	
Date Valid	1st July 2022
Date First Advertised	15th July 2022
Date Last Advertised	15th July 2022
Details of Neighbour Notification (all addresses) n/a	
Date of Last Neighbour Notification	n/a
Date of EIA Determination	n/a
ES Requested	No
Drawing Numbers and Title	
01 – Site Location Map 02 – Proposed Site Layout 03 – Scale of Proposals	