

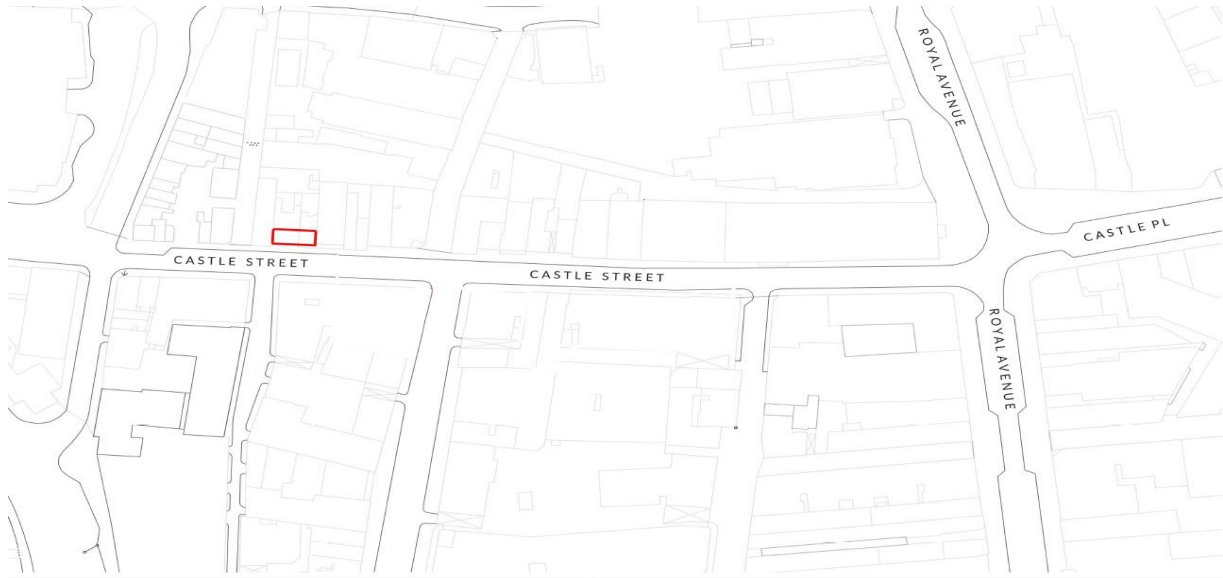
Committee Report

Development Management Report

Application ID: LA04/2022/1380/F	Date of Committee: Tuesday 20 th September 2022
Proposal: Installation of 3 projector units to act as an interactive lighting installation along hoarding on Castle Street (temporary 2 years)	Location: Castle Hoarding 83-87 Castle Street Belfast.
Referral Route: Referral to the Planning Committee under Section 3.8.5 (d)	
Recommendation: Approval – Temporary Permission 2 years	
Applicant Name and Address: Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ
Executive Summary: <p>Planning permission is sought for the installation of 3 projector units to create an interactive lighting installation along a hoarding façade on Castle Street for a temporary period of 2 years. This forms part of a citywide lightening strategy undertaken by Belfast City Council.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none">• Impact on character and appearance of the area including Belfast City Centre Conservation Area.• Impact on Amenity• Impact on highway safety. <p>The application site lies within the development limits for Belfast. The site is located within Belfast City Centre Conservation Area. Overall, the proposal would enhance the character and appearance of the area including the City Centre Conservation Area and would not be detrimental to the amenity of neighbouring properties or harmful to highway safety.</p> <p>The application has been neighbour notified and advertised in the local press – no third party representations have been received.</p> <p>DFI Roads have offered no objection to this development proposal. Previous response from Environmental Health on reference LA04/2019/2386/F still applies to this application. It is still considered that there are no issues of principle.</p> <p>The proposal has been assessed against and is considered to comply with the SPPS, BUAP, Draft BMAP, PPS3 and PPS6. Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended for a temporary approval for a period of 2 years.</p> <p>Recommendation – Temporary Approval for 2 years subject to conditions</p> <p>It is requested that the committee delegate authority to the Director of Planning and Building Control to grant temporary planning permission and to finalise the wording of conditions.</p>	

Case Officer Report

Site Location Plan



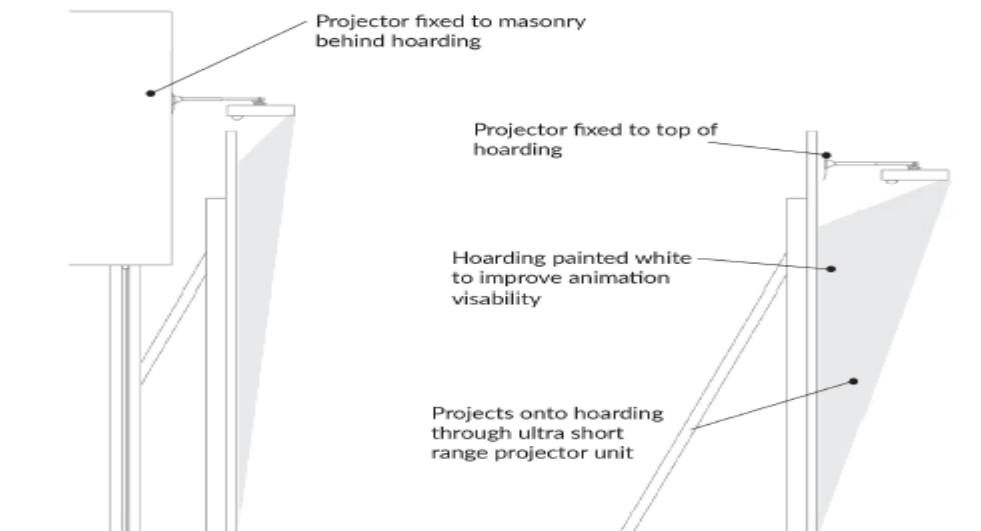
JR BAN
SCALE
INTERVENTIONS

PROJECT: CASTLE STREET PROJECTORS
CLIENT: BELFAST CITY COUNCIL

REF: CASTLE STREET LOCATION PLAN
JOB NUMBER: 001
DATE: 31.05.20
SCALE: 1:1500 (A2)

REV: A

Proposed Hoarding Elevation



PROPOSED HOARDING ELEVATION - 1:1250

PO(014)

PO(015)

PO(016)

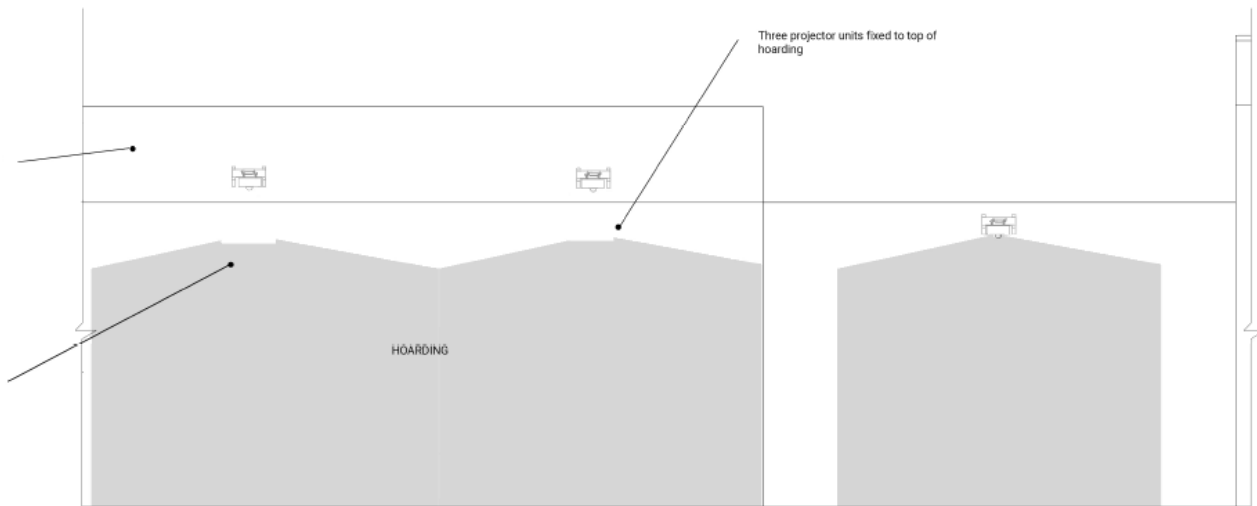
1.5 Levels of luminance do not exceed the levels and luminance of other signs and surfaces in the area.

Dimensions - 550 x 300 x 120

Existing and Proposed Hoarding Elevation



EXISTING HOARDING ELEVATION- 1:50



PROPOSED HOARDING ELEVATION- 1:50

PO(014) PO(015) PO(016)

Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	The application is for the installation of 3 projector units to act as an interactive lightening installation along the hoarding façade of Castle Street. The application is to install 3 light projectors onto the vacant site of 83-87 Castle Street, Belfast for a temporary period of 2 years.
1.2	The proposal is a medium-term lighting intervention to improve the lightening and dressing of castle street for the short term. The content will be abstract visual content programmed with local Belfast artists. This application is linked to application LA04/2019/2386/F for the installation of 8 projectors, only 3 projectors were fitted, and consent expired in March 2022.
2.0	Description of Site
2.1	The site is located along the commercial avenue of Castle Street, Belfast. The site is currently vacant land with a visible derelict building behind the hoarding.
2.2	The site is within the development limit of Belfast as designated in both BUAP and Draft BMAP. The site also falls within the City Centre Conservation Area.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
	LA04/2019/2386/F - Discount store (77 Castle Street) Kids store (79-81 Castle Street) Castle Hoarding (83-87 Castle Street) castle Rugs, (89 Castle Street) Castle Home Trends (103-105 Castle Street) Old Oven Bakery (90 Castle Street) Belfast. - Installation of 8 projector units to create an interactive lighting installation along ground floor facades (Temporary 2 years). - PERMISSION GRANTED - 09.03.2020
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2004
4.3	Draft Belfast Metropolitan Area Plan 2015 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 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.
4.4	Belfast Local Development Plan Draft Plan Strategy 2035 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 PPSs.
4.5	Strategic Planning Policy Statement for Northern Ireland (SPPS) 2015
4.6	Planning Policy Statement 3: Access, Movement and Parking
4.7	Planning Policy Statement 6: Planning Archaeology and the Built Heritage
5.0	Statutory Consultees Responses
5.1	DFI Roads- No objection subject to conditions.
6.0	Non-Statutory Consultees Responses
6.1	None. Previous Environmental Health response from LA04/2019/2386/F still applies to this application. No objection subject to informative.
7.0	Representations
7.1	The application was neighbour notified on the 10.08.2022. It was advertised in the local press on the 04.08.2022. The consultation period expired on 24.08.2022. No representations have been received to date. Any further representations received will be reported as a late item to committee.
8.0	Other Material Considerations
8.1	Any other supplementary guidance Belfast City Centre Conservation Area Guide Section 104 of the Planning Act (Northern Ireland) 2011
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> • Impact on the character and appearance of the surrounding area including Belfast City Centre Conservation Area. • Impact on amenity • Impact on highway safety. <p><u>Impact on the character and appearance of the surrounding area including Belfast City Centre Conservation Area.</u> The scale, form, materials and detailing of the projector units respect the adjoining buildings. At present Castle Street suffers from a deadening effect of shop closures and a lack of lighting and activity when businesses close for the evening. The proposed interactive lighting installation would enhance the appearance of the street at night, making it safer and more attractive for pedestrians. Overall, the proposal complies with PPS6, the SPPS and Section 104 of the Planning Act (Northern Ireland) 201 in that it would enhance the character and appearance of the area including the City Centre Conservation Area.</p> <p><u>Amenity</u> Given the commercial nature of the street, low-level lightening, the subtle changes of colour and motions and light being restricted to the hoarding board with limited light spill and glare, there will be no detrimental impact on the amenity of the adjoining properties in accordance with the SPPS.</p> <p><u>Impact on highway safety</u> The projections will be illuminated in a discreet and subtle manner projecting directly on the hoarding so as to not interfere with vehicular or pedestrian traffic. The projections do not block or impair views of road signs and do not obstruct required sight lines. As such,</p>

	there will be no negative impact on highway safety and the proposal would comply with PPS3 and the SPPS in this regard. DFI Roads have offered no objection to this development proposal.
9.3	Having regard for the policy context and the considerations above, the proposal is deemed acceptable.
10.0	Summary of Recommendation: Approval for a Temporary Period of 2 years
11.0	<p>Conditions</p> <p>1. The approval is temporary for a period of 2 years from the date of this decision notice. The interactive lighting installation shall cease and all associated equipment must be removed within 4 weeks of the end date of this permission.</p> <p>Reason: In the interest of the character and appearance of the area.</p> <p>2. The degree of illumination of the projections shall comply with the Institution of Lighting Professionals guidance PLG05, 'The Brightness of Illuminated Advertisements'.</p> <p>Reason: In the interests of visual amenity, road safety and convenience of road users.</p> <p>3. The projected images shall not display text or messages.</p> <p>Reason: In the interests of visual amenity, road safety and convenience of road users.</p> <p>4. The minimum duration any impact shall be displayed shall not be less than 10 seconds.</p> <p>Reason: In the interests of visual amenity, road safety and convenience of road users.</p> <p>Informatives</p> <p>1. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.</p> <p>2. This approval does not relate to any forms of signage or advertising.</p> <p>3. 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: 27/07/2022, Drawing No 01, 02 & 03.</p> <p>CLEAN NEIGHBOURHOODS AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011</p> <p>4. Artificial lighting should be optically controlled and directed in such a manner as to minimise light pollution from glare and spill. Guidance notes for the reduction of obtrusive light may be obtained from the Institution of Lighting Engineers, Lennox House, 9 Lawford Road, Rugby, Warwickshire CV21 2DZ, available at http://www.britastro.org/dark-skies/pdfs/ile.pdf.</p>

Notification to Department (if relevant): No
Representations from Elected Members: None

ANNEX

Date Valid 28th June 2022

Date First Advertised 5th August 2022

Date Last Advertised

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
1 Marquis Street,Belfast,Antrim,BT1 1JJ
The Owner/Occupier,
2,2 Marquis Street,Belfast,Antrim,BT1 1JJ
The Owner/Occupier,
3,2 Marquis Street,Belfast,Antrim,BT1 1JJ
The Owner/Occupier,
7 Marquis Street,Belfast,Antrim,BT1 1JJ
The Owner/Occupier,
72 Castle Street,Belfast,Antrim,BT1 1HD
The Owner/Occupier,
72 Castle Street,Belfast,Antrim,BT1 1HD
The Owner/Occupier,
74 Castle Street,Belfast,Antrim,BT1 1HD
The Owner/Occupier,
76-78 ,Castle Street,Belfast,Antrim,BT1 1HD
The Owner/Occupier,
79-81 ,Castle Street,Belfast,Antrim,BT1 1GJ
The Owner/Occupier,
80 Castle Street,Belfast,Antrim,BT1 1HE
The Owner/Occupier,
82 Castle Street,Belfast,Antrim,BT1 1HE
The Owner/Occupier,
85 Castle Street,Belfast,Antrim,BT1 1GJ
The Owner/Occupier,
86-88 ,Castle Street,Belfast,Antrim,BT1 1HE
The Owner/Occupier,
89 Castle Street,Belfast,Antrim,BT1 1GJ
The Owner/Occupier,
89 Castle Street,Belfast,Antrim,BT1 1GJ
The Owner/Occupier,
91 Castle Street,Belfast,Antrim,BT1 1GJ
The Owner/Occupier,
91 Castle Street,Belfast,Antrim,BT1 1GJ
The Owner/Occupier,
93 Castle Street,Belfast,Antrim,BT1 1GJ

Date of Last Neighbour Notification 10th August 2022

Date of EIA Determination	N/A
ES Requested	Yes /No
Drawing Numbers and Title 01 – Site Location Plan 02 – Existing Hoarding Plans & Proposed Elevations 03 – Existing & Proposed Hoarding Elevations	