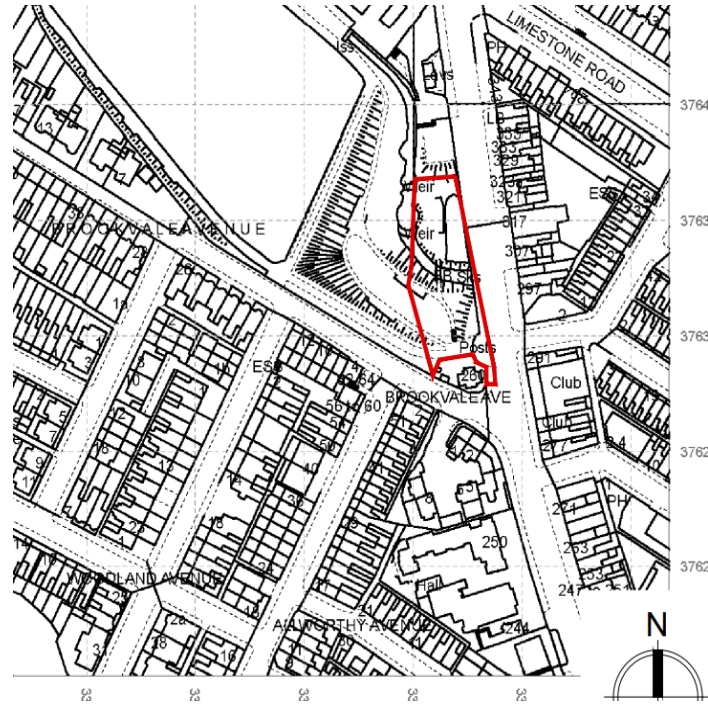


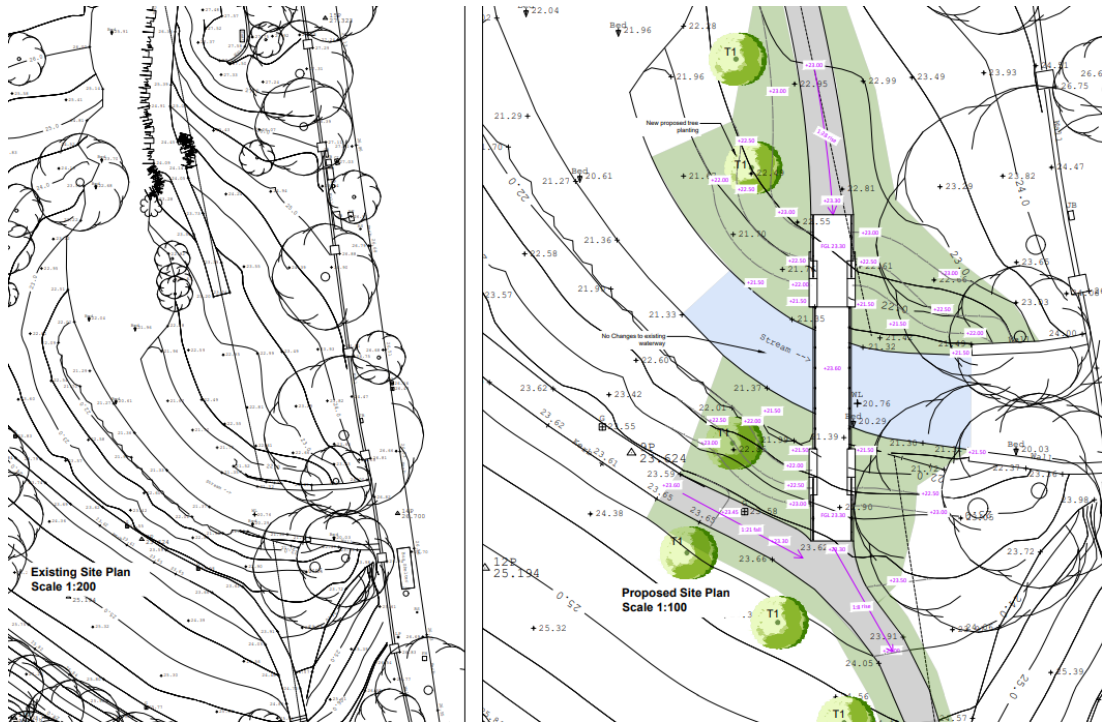
Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2023/3758/F	Committee Date: Tuesday 19 th March 2024
Proposal: New Pedestrian Footbridge and replacement steps to comply with DDA requirements.	Location: Queen Mary Gardens 40m North of 260 Antrim Road, Belfast, BT15 2AT
Recommendation:	Approve
Referral Route:	Paragraph 3.8.5 (c) and (d) of the Scheme of Delegation (application made by the Council and which the Council has an estate)
Applicant Name and Address: Belfast City Council, 9-21 Adelaide Street, Belfast, BT2 8DJ	Agent Name and Address: Paul McAlister Architects Ltd The Barn Studio, 64A Drumnacanny Road, Portadown BT63 5LY
<p>Executive Summary: The application seeks full planning permission for the redevelopment of the pedestrian footbridge within Queen Mary Gardens adjacent Waterworks Swan Lake. This site is adjacent the Antrim Road in North Belfast. Associated site works include ground levels being graded to suit the new bridge and supplementary planting provided. New DDA compliant steps from the park entrance will also be provided.</p> <p>The site falls under draft Belfast Metropolitan Area plan 2015 - designation BT 124 Local Landscape Policy Area: Waterworks.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> - Scale, Massing & Design - Impact on Landscape Character & Historic Buildings / Assets - Impact on amenity <p>5 consultations were required, DFI Rivers, DFI Roads, Historic Environment Division, LDP Environment & Community and BCC Landscape Planning & Development. All consultees are content subject to planning conditions and informatives being included. No representations were received from third parties including neighbours.</p> <p>Recommendation Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.</p>	

Site Location Plan:



Existing & Proposed Site Plans



4.1	The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
4.2	The site is designated within BT 124 Waterworks, which is zoned as a Local Landscape Policy Area. This footbridge is most accessed via the gates adjacent to 260 Antrim Road which is also a Grade B1 Listed Building
5.0	Scale, Massing, Design
5.1	Policy DES1 within the LDP states that planning permission will be granted for new development that is of a high quality, sustainable design that makes a positive contribution to placemaking. The scale and massing of the proposal is deemed sympathetic to the location and immediate surrounding area. The pedestrian footbridge will be constructed of red brick to match with the existing pillars at the park. Reconstituted concrete decorative pillar caps will be used to reflect the existing park pillars. The bridge itself will be constructed of steel and decorative steel handrails will be painted black to match the existing park railings and features. There will be no change to the existing waterway. The proposed new steps within the park (16 No.) will be raised and finished in natural stone all to the required DDA (Disability Discrimination Act) standard. This proposal is compliant with the policy criteria detailed in DES1 of the LDP and paragraphs 4.23 – 4.40 of the SPPS.
6.0	Impact on Landscape Character & Historic Buildings / Assets
6.1	Belfast City Council Landscape Planning and Development unit have been consulted on this development proposal and have no objections to the design in terms of scale, accessibility, and architectural references to the historic parkland setting.
6.2	Historic Environment Division (HED) have been consulted as part of this proposal. The site is near the Gate lodge at 260 Antrim Road (HB26/44/027A, Grade B1) and the Park Gate screen, piers, gates and railings to the Waterworks, Antrim Road, Belfast (HB26/44/027B, Grade B2), both of which are listed buildings of special architectural or historic interest, protected by Section 80 of the Planning Act (NI) 2011. HED advised that the proposal satisfies the requirements of SPPS para 6.12 and Policy BH1 of Belfast Local Development Plan, Plan Strategy 2035 on the basis the new vegetation implemented would not obscure views of the Gate Lodge from across the park. HED are content subject to a pre-commencement condition regarding the proposed brick material prior to its construction if permission were to be granted.
7.0	Impact on Amenity
7.1	The application has been advertised in the local press and relevant neighbours have been notified of the proposed works. There have been no comments received to the Council. The pedestrian footbridge is located approximately 35m from the gated entrance to the park. It is set down and screened from public views from the Antrim Road, which is also broken up with railings and vegetation at its boundary. There is no associated negative visual impact deemed to arise from this proposal.

<p>7.2</p> <p>8.0</p> <p>8.1</p> <p>8.2</p>	<p>The design will not adversely impact on visual amenity, taking account of the consultation responses as discussed above. There are no adverse impacts on the amenity of existing properties in terms of dominance, overlooking or related matters due to the separation distances and is deemed acceptable.</p> <p>Consultation Responses</p> <p>The Department for Infrastructure Rivers Agency have considered the supporting information including a Flood Risk Assessment and are content subject to conditions and informatives.</p> <p>DFI Roads have been consulted and have no objections to the proposal, subject to informatives. Belfast City Council Local Development Plan (Environment & Communities) team have been consulted and advised is not considered to raise any significant LDP policy issues in relation to the Waterworks Local Landscape Policy Area designation (Policy LC1C) or the submitted climate change statement (Policies ENV2/3). The proposal is therefore considered compliant with these polices and in relation to climate change.</p>
<p>10.0</p>	<p>Summary of Recommendation:</p> <p>It is recommended that planning permission be granted. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.</p>
<p>11.0</p>	<p>Draft Conditions:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. No development hereby permitted shall commence until a physical sample of materials and a construction method statement have first been submitted to and approved in writing by the Council. The samples shall be provided on site and made available for inspection by the Council for the duration of the construction works and the construction method statement shall be carried out as agreed. Reason: to ensure the materials and salvaged brick proposed matches the colour, texture and bond of the existing brick piers along the boundary with the Antrim Road, in keeping with the character and appearance of the setting to the listed assets. 3. All external facing materials shall be carried out as specified on the approved plans. Reason: In the interests of the character and appearance of the area.