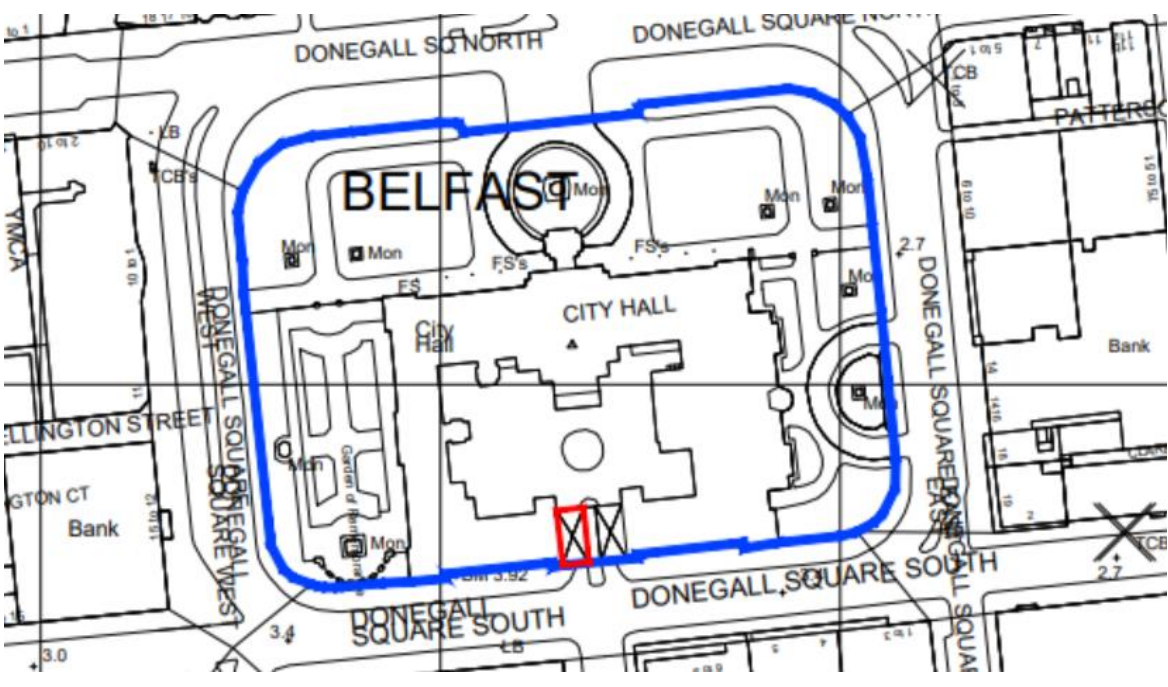
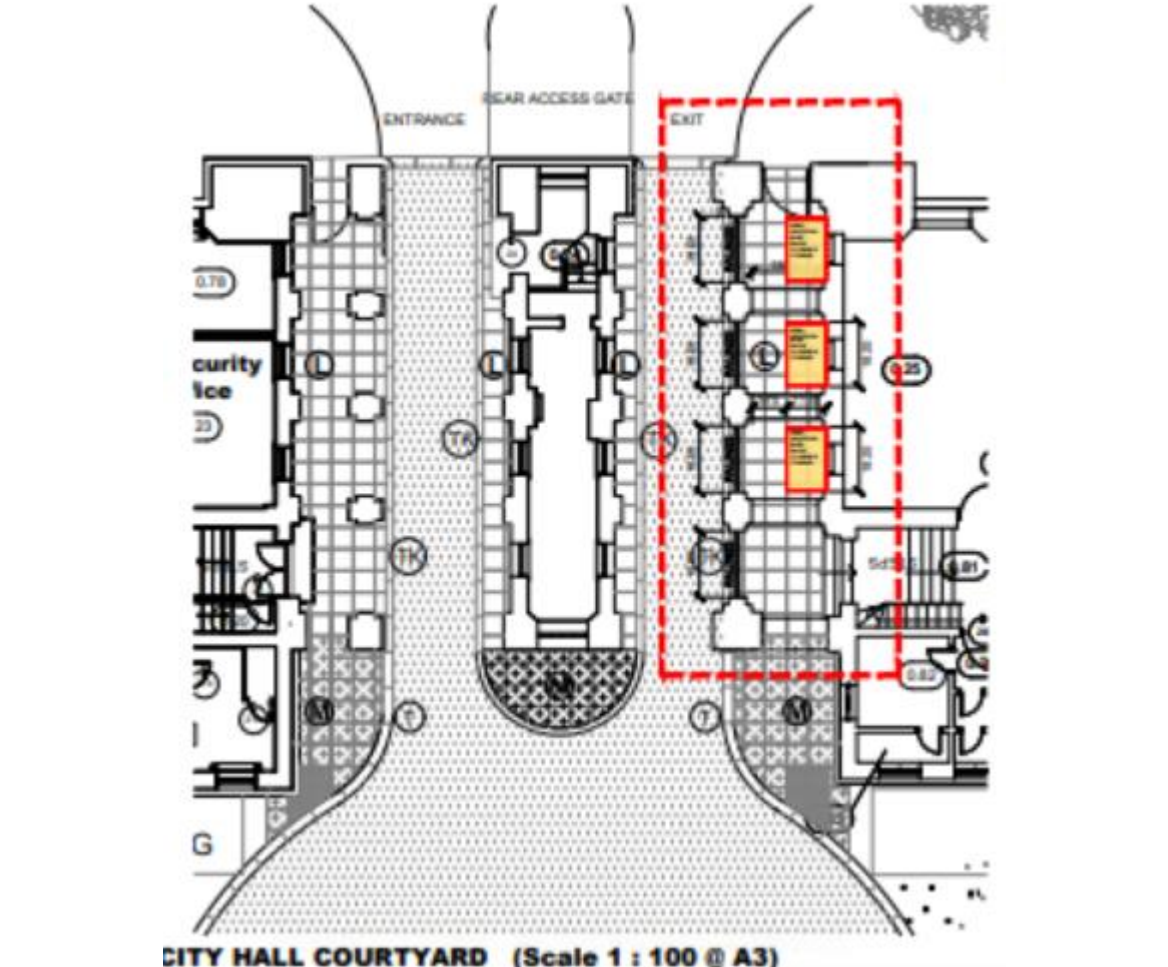
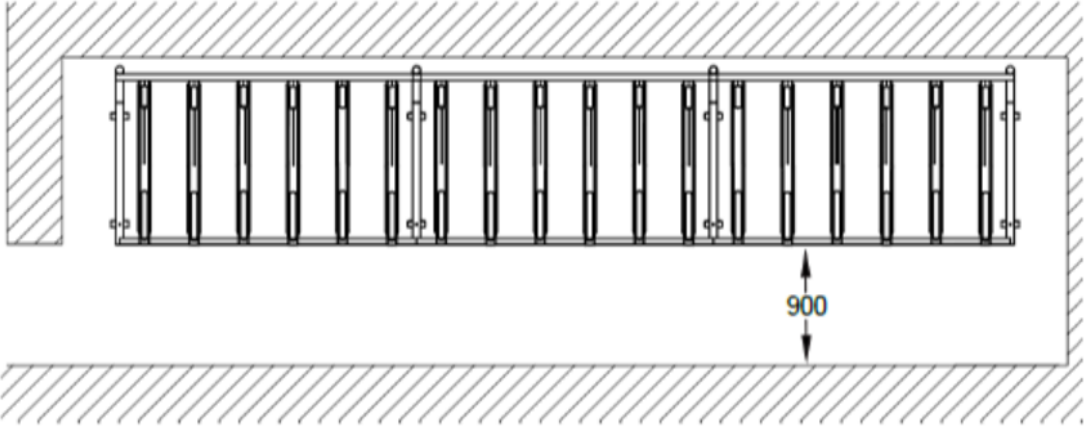
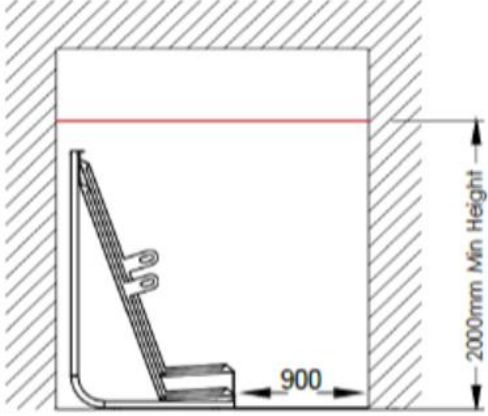


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date: 27 June 2024</b>	
<b>Application ID:</b> LA04/2024/0778/LBC	<b>Target Date: 27/08/2024</b>
<b>Proposal:</b> Removal of existing wall mounted cycle racks and replacing with semi vertical cycle racks (free from wall mounting).	<b>Location:</b> 2 Belfast City Hall, City Hall Donegall Square North, Belfast, BT1 5GS
<b>Referral Route:</b> The application site is on land owned by Belfast City Council.	
<b>Recommendation: Approval</b>	
<b>Applicant Name and Address:</b> Sharon Wilson Belfast City Council Duncrue Complex Duncrue Belfast BT3 9BP	<b>Agent Name and Address:</b> Sharon Wilson Belfast City Council Duncrue Complex Duncrue Belfast BT3 9BP
<p><b>Executive Summary:</b> The application seeks Listed Building Consent for the removal of existing wall mounted cycle racks and replacing with semi vertical cycle racks (free from wall mounting) within the grounds of City Hall.</p> <p>Belfast City Hall is a Grade A listed building of special architectural or historic interest.</p> <p><b>Area Plan</b></p> <p>The site is located within the City Centre in BUAP, within the City Centre Area of Townscape Character in both versions of dBMAP. The surrounding area is commercial in nature with a mix of city centre uses, the building is surrounded by a number of listed buildings.</p> <p>The proposal is considered to comply with the SPPS, Policies BH1 and BH2 of the Belfast Local Development Plan Strategy 2035 and Section 91(2) of the Planning Act (Northern Ireland) 2011. There will be minimal impact on the existing structure.</p> <p>DfC HED were consulted and are content.</p> <p><b>Recommendation</b></p> <p>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 conditions and deal with any other matters which may arise.</p>	

### Case Officer Report

1.0	<b>Drawings</b>
1.1	 <p>A site plan of the Belfast City Hall area. A blue line outlines the perimeter of the City Hall building. A red 'X' marks a specific entrance on the southern side of the building. The plan shows surrounding streets: Donegall Square North, Donegall Square South, Donegall Square West, Donegall Square East, and Wellington Street. Other landmarks include the Y.M.C.A., a Bank, and various rooms labeled 'Mon' and 'FS's'.</p>
1.2	 <p>A detailed floor plan of the City Hall Courtyard. The plan shows an 'ENTRANCE' on the left and an 'EXIT' on the right. A red dashed box highlights a specific section of the courtyard on the right side. The plan includes various rooms, corridors, and structural elements. The caption at the bottom reads: 'CITY HALL COURTYARD (Scale 1 : 100 @ A3)'. Other labels include 'REAR ACCESS GATE', 'curity', and 'ice'.</p>

<p>1.3</p>	 <p style="text-align: center;"><u>TOP</u></p>
<p>1.4</p>	 <p style="text-align: center;"><u>SIDE</u></p>
<p><b>2.0</b></p>	<p><b>Characteristics of the Site and Area</b></p>
<p>2.1</p>	<p>The site is located within the grounds of City Hall, a Grade A listed building which is of special architectural or historic interest located in Donegall Square. The lawns surrounding City Hall host a number of memorials to the history, people and events associated with the city.</p> <p>The surrounding area is predominantly commercial to the north of the site and business use to the south of City Hall.</p> <p>The site is located within the City Centre in BUAP and within the City Centre Conservation Area in both versions of dBMAP.</p>
<p><b>3.0</b></p>	<p><b>Description of Proposal</b></p>
<p>3.1</p>	<p>Removal of existing wall mounted cycle racks and replacing with semi vertical cycle racks (free from wall mounting).</p>
<p><b>4.0</b></p>	<p><b>Planning Policy and Other Material Considerations</b></p>

4.1	<p><b>Development Plan – operational policies</b> Belfast Local Development Plan, Plan Strategy 2035</p>
4.2	<p><b>Development Plan – zoning, designations and proposals maps</b> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
4.3	<p><b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
4.4	<p><b>Other Policies</b> Developer Contribution Framework (BCC) Belfast Agenda Creating Places (DfI)</p>
4.5	<p><b>Relevant Planning History</b>  None relevant to proposal</p>
<b>5.0</b>	<b>Consultations and Representations</b>
5.1	<p><b>Statutory Consultations</b>  DfC Historic Environment Division (HED) – No objection</p>
5.2	<p><b>Representations</b>  The application was advertised on the 24<sup>th</sup> of May 2024. No representations have been received.</p>
<b>6.0</b>	<b>PLANNING ASSESSMENT</b>
	<b>Development Plan Context</b>
6.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
6.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
6.3	The Development Plan is the Belfast Local Development Plan, which replaces the Belfast Urban Area Plan 2001 as the statutory plan for the city. The Belfast LDP is in two parts: Part 1 is the Plan Strategy, which was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals map for Belfast and has yet to be published.
6.4	<b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.
6.5	<b>Proposals Maps</b> – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban

	<p>Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
6.6	<p><b>Relevant Planning Policies</b></p> <p>The following policies in the Plan Strategy are relevant to consideration of the application.</p> <p>BH1 – Listed Building BH2 – Conservation Area</p>
6.7	<p><b>Key Issues</b></p> <p>The key issues are:</p>
6.8	<p><b>Impact on the architectural and historic qualities of the Listed Building</b></p> <p>Section 91 (2) of the Planning Act (Northern Ireland) 2011 applies which states ‘the Department 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. Policy BH1 of the Plan Strategy provides policy for the extension or alteration of a listed building and four criteria are to be met which are:</p> <p>f. The works preserve, restore and complement the building’s features of special architectural or historical importance to ensure the existing building remains intact and unimpaired;</p> <p>g. The design respects the essential character of the existing building and/or setting;</p> <p>h. The proposal makes use of quality materials and appropriate detailing sympathetic with the existing building and/or setting; and</p> <p>i. In the case of extensions, they shall be subservient to the existing building with regard to height, scale, massing, form and alignment;</p> <p>Policy BH1 goes onto state that there will be a presumption in favour of retaining listed buildings. Partial demolition of parts of listed buildings will be wholly exceptional and only acceptable where an alteration or extension proposal has been agreed and that demolition is required to facilitate it. The Strategic Planning Policy Statement essentially repeats this policy approach.</p> <p>The proposal is deemed to comply with the SPPS and Policy BH1 of the Plan Strategy. There will be minimal impact on the existing listed building and the grounds of City Hall. The essential character of the building will be retained. DfC HED were consulted and were content with the proposal.</p>
6.9	<p><b>New buildings in a Conservation Area</b></p> <p>Policy BH3 of the Plan Strategy provides policy for new development within a Conservation Area. The proposal complies with the following criteria:</p>

	<ul style="list-style-type: none"> <li>a. The character and appearance of the area is preserved or enhanced;</li> <li>b. The development respects the built form of the area by way of height, scale, form, legibility, materials and detailing;</li> <li>c. Key views within, into or out of the area are not negatively impacted;</li> <li>d. Trees, archaeological or other landscape features contributing to the character or appearance of the area are protected and / or integrated in an appropriate manner; and</li> <li>e. Regard is given to relevant supplementary planning guidance.</li> </ul>
<b>7.0</b>	<b>Summary and Recommendation</b>
7.1	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.
7.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise including representations which may occur during the statutory advertisement period and up until the point of the issuing of the decision.
<p><b>DRAFT CONDITIONS:</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>2. All new external works shall match the existing metalwork in respect of matching black paint finish.  Reason: In the interests of the special architectural and historic qualities of the Listed Building.</li> </ul> <p><b>DRAFT INFORMATIVES:</b></p> <ul style="list-style-type: none"> <li>1. This decision relates to the following approved drawing numbers: 01a, 02 and 03</li> </ul>	

<b>ANNEX</b>	
<b>Date Valid</b>	14/05/2024
<b>Date First Advertised</b>	24/05/2024
<b>Date Last Advertised</b>	