



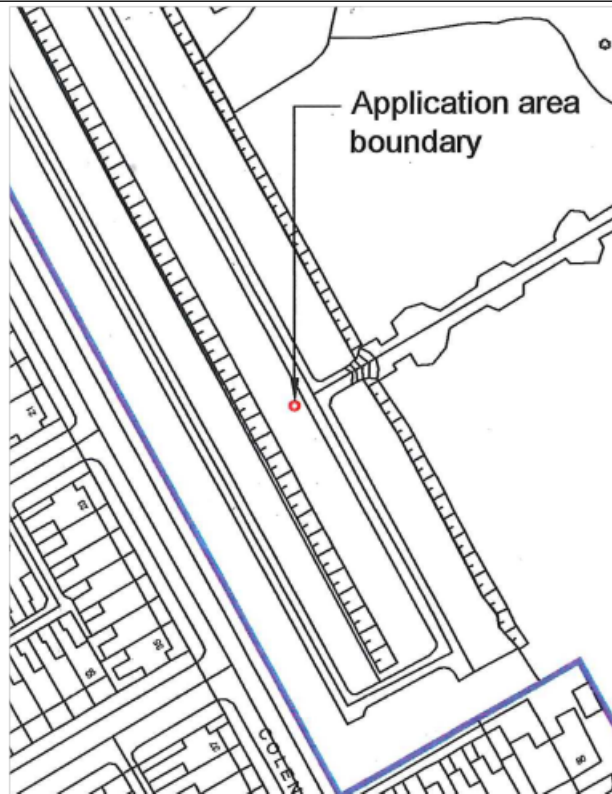
Belfast Planning Service
Belfast City Council
Cecil Ward Building
4-10 Linenhall Street
Belfast
BT2 8BP

Development Management Officer Report Committee Application

| Summary | |
|--|---|
| Committee Meeting Date: 15 September 2015 | Item Number: |
| Application ID: LA04/2015/0345/F | Target Date: |
| Proposal: Installation of commemorative stone candle 600mm diameter X 1510mm tall within existing shrubbery adjacent to existing path entrance herbaceous border planting within Botanic gardens | Location: Area within herbaceous shrub border Botanic garden Botanic Avenue Belfast BT7 1JP |
| Referral Route: BCC application | |
| Recommendation: | Approval |
| Applicant Name and Address: Belfast City Council | Agent Name and Address: Shauna Donald 24-26 Adelaide Street Belfast BT2 8GD |
| <p>Executive Summary:</p> <p>This application seeks full planning permission for the installation of a stone candle 'Circle of life' sculpture in Botanic Gardens. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of a sculpture on the site; • Impact on the environmental quality, integrity or character of Botanic Gardens; • Impact on the Local Landscape Policy Area; • Impact on amenity <p>The proposal complies with the development plan, relevant planning policy and guidance. It is considered an environmental improvement which will blend into the park surroundings and will have limited visual impact. In terms of size and design the stone candle sculpture is acceptable and will not result in any detrimental impact on residential amenity.</p> <p>NIEA offered no objection to the proposal.</p> <p>It is recommended that the application is approved.</p> | |

Case Officer Report

Site Location Plan



Consultations:

| Consultation Type | Consultee | Response |
|-------------------|--|---------------|
| Statutory | NIEA (Historic Buildings Unit & Historic Monuments Unit) | No objections |

Representations:

| | |
|---|-----------------------|
| Letters of Support | None Received |
| Letters of Objection | None Received |
| Number of Support Petitions and signatures | No Petitions Received |
| Number of Petitions of Objection and signatures | No Petitions Received |

Summary of Issues

The principle of a stone sculpture, impact on the environmental quality, integrity or character of Botanic Gardens a designated Historic Park, Garden and Demesne and Local Landscape Policy Area and the impact upon amenity.

Characteristics of the Site and Area

1. Description of Proposed Development

The proposal is for the installation of commemorative 'circle of life' stone candle 0.6m diameter X 1.52m tall within existing shrubbery adjacent to existing path entrance herbaceous border planting within Botanic gardens. The candle is to be constructed out of Limestone.

2. Description of Site

The application relates to a site within Botanic Gardens which is designated in the Belfast Metropolitan Area Plan 2015 as a Historic Park, Garden and Demesne (BT 066) and a Local Landscape Policy Area (BT 127). The site is within shrubbery, adjacent to existing path entrance and herbaceous border planting within Botanic gardens.

Planning Assessment of Policy and Other Material Considerations**3.0 Site history**

3.1 Z/2003/2933/F - Erection of a monument from roof of old Royal Victoria Hospital as garden feature in Botanic gardens – Granted

4.0 Policy Framework

4.1 Regional Development Strategy

4.2 Belfast Metropolitan Area Plan 2015

4.3 Planning Policy Statements 1: General Principles

4.4 Planning Policy Statement 6: Planning, Archaeology and the Built Heritage

4.5 Planning Policy Statement 8: Open Space, Sport & Recreation

5.0 Statutory Consultees Responses

5.1 NIEA was consulted and has no objections to the proposal.

6.0 Non Statutory Consultees Responses

6.1 None

7.0 Representations

7.1 The application has been advertised in the local press no representations have been received.

8.0 Other Material Considerations

8.1 None

9.0 Analysis

9.1 The key issues are the effect of the proposal upon the character and appearance of Botanic Gardens, a designated Historic Park, Garden and Demesne (BT 066) and a Local Landscape Policy Area (BT 127).

9.2 The scale, massing, design and external materials of the proposal are sympathetic with the character and setting of the park and will not detract from Botanic Gardens or the Local Landscape Area and therefore complies with Policy BH 6 of PPS6 – The Protection of Parks, Gardens and Demesnes of Special Historic Interest.

9.3 A small area of the existing herbaceous shrub border will be removed to allow for the erection of the stone candle, however given the small scale nature of this, the proposal will not result in the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to the local environmental quality.

9.4 The site is located within an LLPA BT 127 and therefore policy ENV 1 of BMAP 2015 applies. In this regard, the proposal will not adversely affect the environmental quality, integrity or character of Botanic Gardens and complies with Policy ENV 1.

9.5 The proposal will not result in demonstrable harm to interests of acknowledged importance,

nor will it unacceptably affect the use of the land as a public park and that it complies with PPS1. The proposal does not raise concerns in terms of amenity given the small scale nature of the proposed stone sculpture.

9.6 The proposal complies with Policy OS 1 – Protection of open space of PPS 8, in that the proposal will not result in the loss of existing open space due to the small scale nature of the proposal. The proposal will not adversely affect Botanic Gardens its facilities and existing uses.

9.7 The proposal is considered acceptable and planning permission is recommended.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Relevant planning policy fully considered. Proposal deemed to not adversely affect the environmental quality, integrity or character of Botanic Gardens. The amenity of nearby residents will not be adversely affected by the proposal.

Conditions:

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

Signature(s)

Date:

| ANNEX | |
|--|-----------------|
| Date Valid | 15th May 2015 |
| Date First Advertised | 7th August 2015 |
| Date Last Advertised | 7th August 2015 |
| Details of Neighbour Notification (all addresses) No neighbours were notified | |
| Date of Last Neighbour Notification | N/A |
| Date of EIA Determination | N/A |
| ES Requested | No |
| Planning History Ref ID: Z/2003/2933/F Proposal: Erection of a monument from roof of old Royal Victoria Hospital as garden feature in Botanic gardens. Address: Botanic Gardens, Belfast Decision: Decision Date: 05.04.2004 | |
| Summary of Consultee Responses NIEA consulted and content with the proposal | |
| Drawing Numbers and Title | |
| Drawing No. 01 Type: Site Location Plan Drawing No. 02 Type: Site plan and Elevation | |
| Notification to Department (if relevant) Date of Notification to Department: N/A Response of Department: N/A | |
| Representations from Elected Representatives: None | |