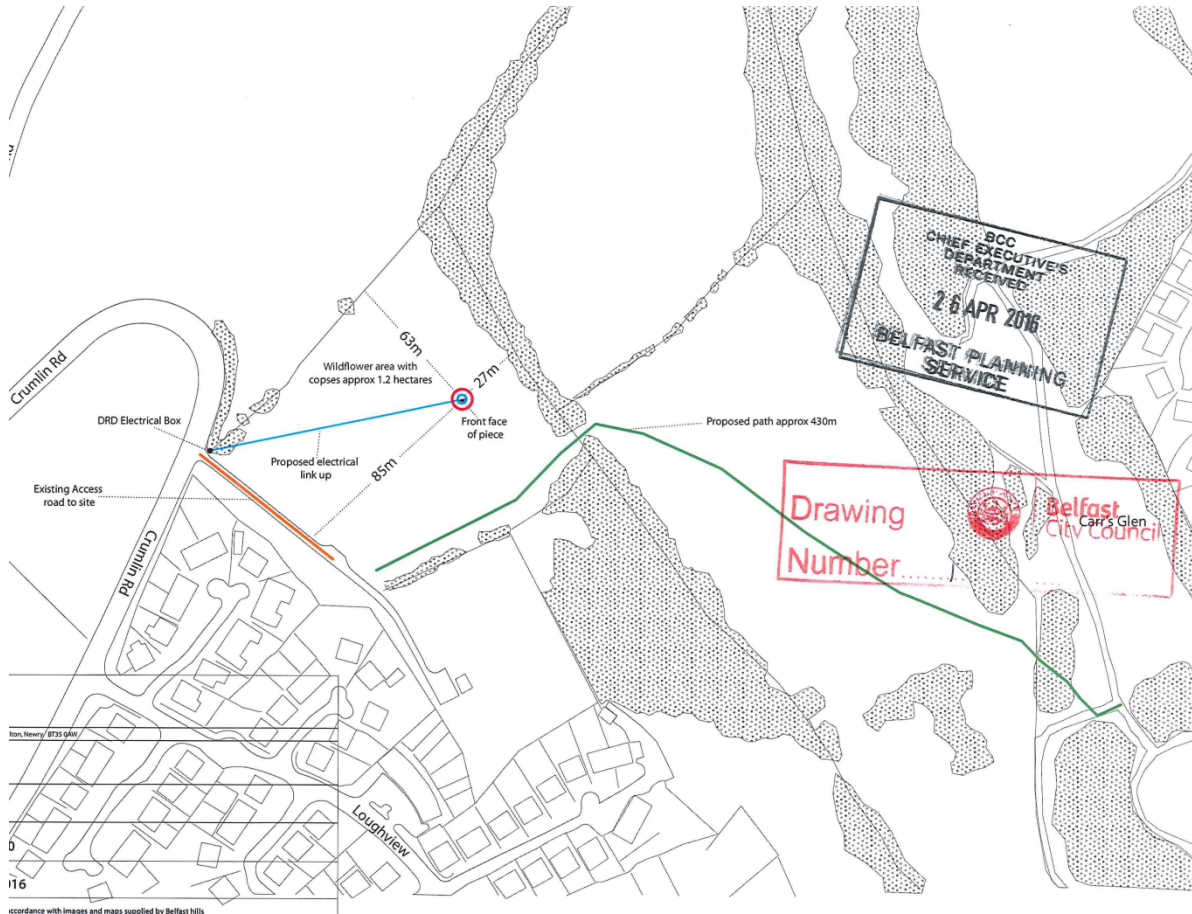


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 26 July 2016	Item Number: 7m
Application ID: LA04/2016/0861/F	
Proposal: Illuminated sculpture (11.37m high) comprised of stainless steel with toughened laminated dichoric glass inserts.	Location: Entrance to Cave Hill Country Park BT14 based on closest residence at Loughview Heights.
Referral Route: Belfast City Council Estate	
Recommendation:	Approval
Applicant Name and Address: Culturlann McAdam O Fiaich 216 Falls Road Belfast BT12 6AH	Agent Name and Address:
<p>Executive Summary: The application seeks permission to install an illuminated sculpture measuring 11.3m high (from finished ground level) at Cave Hill Country Park. The main issues to be considered in the case are the impact on:-</p> <ul style="list-style-type: none"> • Residential amenity; and • Open space <p>The proposal has been assessed against Planning Policy Statement 8 and is considered compliant.</p> <p>Consultees offered no objections to the scheme, no objections or representations were received.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal is approved.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Env Health Belfast City Council	Substantive Response Received

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

Characteristics of the Site and Area	
1.0	Description of Proposed Development Planning permission is sought for the installation of an illuminated public art sculpture located within Cave Hill Country Park.
2.0	Description of Site The site is located 27m from the existing entrance to Cave Hill Country Park, Belfast at its access point on the Horseshoe bend on the Crumlin Road just before its junction with the Upper Hightown Road. The site contains open grassland on a steep slope, the land to the rear rises steeply towards Squires Hill. There are open views from the site across Belfast. The site is bordered to the south west by a residential area. The site is located outside the development limits of Belfast and is designated as a Local Landscape Policy Area as set out in BMAP.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History None Relevant
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan (2015) Strategic Planning Policy Statement (SPPS) PPS8: Open Space, Sport & Outdoor Recreation
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health - No objection
7.0	Representations
7.1	There are no neighbouring properties within 90m radius of the site; the application has been advertised in the local press. No Comments have been received.
8.0	Other Material Considerations
8.1	n/a
9.0	Assessment
9.1	Planning permission is sought for a piece of public art/sculpture representing the River Farsset. The sculpture will be 11.3m high from the finished ground level with a footprint of 5m in diameter. The sculpture will be positioned on a reinforced concrete base located below ground level. The structure will be made from stainless steel and will feature a raindrop on top of a supporting leg; the inner edge of the raindrop will be illuminated with

<p>9.2</p> <p>9.3</p> <p>9.3</p> <p>9.4</p> <p>9.5</p>	<p>fibre optic LED lighting.</p> <p>The area is designated as an area of Existing Recreation and Open space as outlined in BMAP. Policy OS 1 – Protection of Open Space applies to all areas of existing open space and states that development will not be permitted if it would result in a loss of open space. It is considered that the proposal will not result in a significant loss, the footprint of the sculpture measures 5m in diameter and it is located in an open area of parkland. It is considered that the sculpture relates to the land on which is positioned and the surrounding area and will still maintain its outdoor recreational function.</p> <p>The site is adjacent to a the Carr’s Glen/Waterworks Community Greenway (Designation BT 147/01 in BMAP) which seeks to establish corridor links between parks and natural areas of open space to create a network of open space in the urban area. The site is also adjacent to and existing access point to the Belfast Hills (Designation CA 03/08 Horseshoe Bend, Crumlin Road) which allows access to the Belfast Hills and the community greenway. There are existing paths close to the site linking to the wider Cavehill Area. The Belfast Hills access points seek to improve accessibility and provide for small scale interpretation/visitor facilities.</p> <p>The site also falls within Carr’s Glen Local Landscape Policy Area (LLPA) (Designation BT 097 in BMAP). Policy ENV 1 states that permission will not be granted for development with which would have a significant adverse effect on features that contribute to the quality of LLPA. Minor ground works are proposed to install the concrete base however it is unlikely that it will have any significant impact on the LLPA and thus is in compliance with the policy.</p> <p>A residential development is located to the south west of the site with the nearest property located approximately 115m from the proposed structure. The front face of the raindrop will be illuminated, the lighting will be fibre optic LED strip lighting for low cost running and to eliminate glare and light pollution for local residents and road users. The illuminated side will be city facing and will not impede on the amenity of local residents or road users in the vicinity of the site.</p> <p>The sculpture will be a prominent structure in the landscape given its height, design and illumination and as a result will be visible from a number of locations throughout the city. However it will be viewed from many points across the city with a backdrop of the Belfast Hills and is considered to be of a scale appropriate to its context. The sculpture will become a landmark feature representing the history of Belfast’s Farset River at an existing access point to the Belfast Hills and will be an attraction for visitors and tourists to the area which will strengthen the role of et Belfast Hills as an important resource for countryside recreation.</p>
<p>10.0</p>	<p>Summary of Recommendation: Approval</p> <p>The sculpture is considered acceptable and it complies with planning policy. The proposed development will not have a negative impact on residential amenity and is not considered to impact negatively on the existing area of open space or the Local Landscape Policy Area within which the site is located. After taking into account all relevant information, including current planning policy approval is recommended.</p>
<p>11.0</p>	<p>Conditions</p> <p>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</p>

	<p>date of this permission.</p> <p>Reason: Time Limit.</p>
Notification to Department (if relevant)	
Not required	
Representations from Elected members:	
None	

ANNEX	
Date Valid	26th April 2016
Date First Advertised	13th May 2016
Date Last Advertised	N/A
Details of Neighbour Notification N/A	
Date of Last Neighbour Notification	N/A
Date of EIA Determination	N/A
ES Requested	No
Planning History	
None relevant	
Summary of Consultee Responses	
Environmental Health – No objection	
Drawing Numbers and Title	
01 – Site location Plan	
02 – Elevations	
03 – Site details	