

Committee Application

Development Management Report	
Application ID: LA04/2019/1792/F	Date of Committee: Tuesday 17 th September 2019
Proposal: New monument feature to existing memorial garden, new railings with gated access, paving, general repairs and refurbishment. Provision of surface water drainage to north west elevation	Location: Memorial at the Junction of Crumlin Road and Glenbank Drive Belfast BT14 8BJ.
Referral Route: Application made by Belfast City Council	
Recommendation:	Approval
Applicant Name and Address: 1St 15TH North Belfast Somme Historical & Cultural Society 46A Glenbank Parade Belfast BT14 8AN	Agent Name and Address: Belfast City Council C/O Gerard Kennedy 9-21 Adelaide Street Belfast BT2 8DJ
Executive Summary:	
<p>Full planning permission is sought for a new additional monument feature to an existing memorial garden located on the corner of Glenbank Drive and Crumlin Road and the addition of a new plinth to the existing cross feature. Works include new railings with gated access, new paving and general repairs and refurbishments and provision of surface water drainage to North West elevation.</p> <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 • Impact on visual amenity • Impact on the existing memorial garden <p>The application site lies within the development limits for Belfast. The site is not located within a conservation area or within close proximity to a listed building.</p> <p>No consultations were required as part of the application.</p> <p>The application has been neighbour notified and advertised in the local press, no comments have been received.</p> <p>Recommendation</p> <p>Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended for approval with delegated authority for the Director of Planning and Building Control to finalise the wording of conditions.</p>	

Characteristics of the Site and Area	
1.0	Description of Proposed Development New monument feature to existing memorial garden, new railings with gated access, paving, and general repairs and refurbishment. Provision of surface water drainage to North West elevation
2.0	Description of Site The site is located at the junction of Crumlin Road and Glenbank Drive in north Belfast. The site is an existing memorial garden located within a residential area with car parking to the rear of the site. The memorial is built on a raised platform with a low brick wall and metal railings surrounding it.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History <ul style="list-style-type: none"> • None
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	(Draft) Belfast Metropolitan Area Plan 2015 Following the Court of Appeal decision on BMAP, the extant development plan is now the BUAP. The Draft BMAP remains a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.1	None
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. No representations have been made regarding the application.
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	The proposal includes the addition of a new monument finished in black polished granite, located to the north west of the existing cross on site. The base of the monument will measure 1mx1m and a height of 0.25m. The total height of the monument will be 1.8m.
9.2	There are two benches proposed located at the south west and north east elevations. The existing raised plinth to the south east of the cross will be refurbished, repairing all damaged areas as required. The existing railings and proposed gates are to be repainted black and the stone wall and coping stones which surround the site are to be repaired as required.

9.3	A raised plinth is proposed for the existing cross and will measure 1mx 1m and 0.25m in height. Silver grey granite tiles are proposed to replace the existing grass area with a dark grey granite sett border.
9.4	The proposal is not considered to have an adverse impact on the character and appearance of the surrounding area. The repairs proposed will enhance the existing memorial garden on the site. The scale, massing, design and external materials are sympathetic to the existing memorial and are considered appropriate and in keeping with the surrounding area. The additional monument will not exceed the height of the existing cross and will not have a detrimental impact on the visual amenity of the area. There will be no loss of, or damage to, trees or other landscape features which contribute to local environmental quality.
9.5	The proposal will have no impact on the setting of a listed building or a conservation area.
10.0	<p>Summary of Recommendation: The proposal is in keeping with relevant policy and will enhance the existing memorial garden on site. The repairs and refurbishments as part of the proposal are considered to visually enhance the site.</p> <p>Approval recommended subject to Condition.</p>
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. The development hereby approved will at all times be kept clean and free of debris and litter. Reasons: In the interest of visual and residential amenity
Notification to Department (if relevant)	
<p>Representations from Elected members: No representation has been received from elected members.</p>	

ANNEX	
Date Valid	12th August 2019
Date First Advertised	23rd August 2019
Date Last Advertised	23rd August 2019
Details of Neighbour Notification (all addresses)	
<ul style="list-style-type: none"> • 815 Crumlin Road,Belfast,Antrim,BT14 8AA • 828-830 ,Crumlin Road,Belfast,Antrim,BT14 8AE 	
Date of Last Neighbour Notification	19th August 2019
Date of EIA Determination	n/a
ES Requested	No
Drawing Numbers and Title	
<ul style="list-style-type: none"> 01- Site location Place 02-Topographic survey as existing 03-Plans, elevations and section as existing 04-Plans, elevations, section and details as proposed 05-Visual elevations as proposed 06-Perspective as proposed 	
Notification to Department (if relevant)	
Date of Notification to Department:	n/a
Response of Department:	