

## Committee Application

<b>Development Management Report</b>	
<b>Application ID:</b> LA04/2019/2352/F	<b>Date of Committee:</b> Tuesday 12 <sup>th</sup> November 2019
<b>Proposal:</b> Temporary installation of neon artwork on external façade of building (1 year)	<b>Location:</b> 6-18 Castle Arcade Belfast BT1 5YF
<b>Referral Route:</b> Application made by Belfast City Council	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ	<b>Agent Name and Address:</b> Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ
<p><b>Executive Summary:</b>            Planning Permission is sought for the temporary installation of neon artwork on the external façade of the building for a period of one year. This forms part of a citywide lighting strategy undertaken by Belfast City Council to improve Belfast Entries to create more welcoming, vibrant and safer places.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> <li>• Impact on character and appearance of the area including Belfast City Centre Conservation Area</li> <li>• Impact on amenity</li> <li>• Impact on highway safety</li> </ul> <p>The application site lies within the development limits for Belfast. The site is located within Belfast City Centre Conservation Area. Overall, the proposal would enhance the character and appearance of the area including the City Centre Conservation Area and would not be detrimental to the amenity of neighbouring properties or harmful to highway safety.</p> <p>The application has been neighbour notified and advertised in the local press, no comments have been received to date.</p> <p>The proposal has been assessed against and is considered to comply with the SPPS, BUAP, Draft BMAP, PPS3 and PPS6. Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended for approval for a temporary period of two years.</p> <p><b>Recommendation – Approval subject to conditions</b>            It is requested that the committee delegate authority to the Director of Planning and Building Control to grant conditional planning permission and to finalise the wording of conditions.</p>	

# Case Officer Report

## Site Location Plan



<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<b>Description of Proposed Development</b> The application is for temporary installation of neon artwork on external façade of building for 1 year. The signage system will consist of an aluminium box section frame with cut out panels forming the shape of each individual letter. Neon tubing will follow the profile of each individual letter.
<b>2.0</b>	<b>Description of Site and Area</b> The application is located at Castle Arcade, a former shopping complex. The character of the area is representative of the city centre, comprised primarily of retail and office uses. The site is within the development limit of Belfast as designated in both the BUAP and draft BMAP. The site also falls within the City Centre Conservation Area.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b>  <u>25 to 13 Castle Lane, 9 to 3 Cornmarket, 24 to 26 Castle Place, and direct elevations including 15 to 11 and 6 to 18 Castle Arcade</u> LA04/2017/2681/F - Refurbishment and reconfiguration of building including installation of new external fabric, new entrances, shopfronts, service access and services connections - Permission Granted 07.06.2018  LA04/2018/0992/DCA - Partial demolition of shopfronts/external façade treatment, internal walls and roof plant enclosure - Permission Granted 07.06.2018
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	(Draft) Belfast Metropolitan Area Plan (BMAP) 2015  Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
	Draft BMAP 2004
4.2.1	Policy SETT2 Development with the Metropolitan Development Limit and Settlement Development Limits
	Draft BMAP 2015 (purported to be adopted)
4.2.2	Policy SETT 2 Development within the Metropolitan Development Limits and Settlement Development Limits.
4.3	Regional Development Strategy 2035
4.4	Strategic Planning Policy Statement 2015
4.5	Planning Policy Statement 3: Access, Movement and Parking
4.6	Planning Policy Statement 6: Planning Archaeology and the Built Heritage
<b>5.0</b>	<b>Statutory Consultees Responses</b>
5.1	None required
<b>6.0</b>	<b>Non-Statutory Consultees Responses</b>
6.1	None required
<b>7.0</b>	<b>Representations</b>

7.1	The application was neighbour notified on the 15 <sup>th</sup> October 2019. It was advertised in the local press on the 25 <sup>th</sup> October 2019. The consultation period does not expire until the 8 <sup>th</sup> November 2019. No representations have been received to date. Any further representations received will be reported as an update to committee.
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	Belfast City Centre Conservation Area Design Guide Section 104 of the Planning Act (Northern Ireland) 2011
<b>9.0</b>	<b>Assessment</b>
9.1	The proposal is considered to be in compliance with the development plan.
9.2	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> <li>• Impact on the character and appearance of the surrounding area including Belfast City Centre Conservation Area</li> <li>• Impact on amenity</li> <li>• Impact on highway safety</li> </ul>
9.3	<u>Impact on the character and appearance of the area including Belfast City Centre Conservation Area</u> The scale, form, materials and detailing of the neon artwork respects the adjoining buildings in the area. At present, the pedestrianised entry of Castle Arcade is run down and uninviting. The proposed neon artwork would enhance the lighting of the entry and help create a safer and more inviting space. Due to the self-contained nature of the entry, there would be no impact on the wider area. Overall, the proposal complies with PPS6, the SPPS and Section 104 of the Planning Act (Northern Ireland) 2011 in that the neon artwork would enhance the character and appearance of the area including the City Centre Conservation Area.
9.4	<u>Amenity</u> There are no residential properties located in close proximity to the proposal. Given the high-level nature of the projection, low-level lighting, surrounding land uses, there will be no detrimental impact on the amenity of adjoining properties in accordance with the SPPS.
9.5	<u>Impact on highway safety</u> The lighting will be illuminated with a constant white light and will cause no visual salience. There will be low levels of light spill and no glare. The lighting will be positioned above the arcade therefore it will not block or impair views of any road signs or interfere with vehicular or pedestrian traffic. As such, there will be no impact on highway safety and the proposal would comply with PPS3 and the SPPS in this regard.
<b>10.0</b>	<b>Summary of Recommendation: Approval subject to conditions</b> Having regard to the policy context and other material considerations, it is concluded that the proposal is considered acceptable and a temporary approval of 2 years is recommended. It is requested that the committee delegate authority to the Director of Planning and Building Control to grant conditional planning permission.
<b>11.0</b>	<b>Conditions</b> <ol style="list-style-type: none"> <li>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.</li> <li>2. The approval is temporary for a period of 24 months from the date of installation. The artwork must be removed and the site reverted to its previous condition after this period.</li> </ol>

Reason: Temporary permission.
<b>Notification to Department (if relevant):</b> N/A
<b>Representations from Elected members:</b> N/A

<b>Details of Neighbour Notification (all addresses)</b> The Owner/Occupier, Carrolls, 2-6 Castle Place, Belfast, BT1 1GB The Owner/Occupier, Credit Risk Solutions, 17 Castle Arcade, Belfast, BT1 5DG The Owner/Occupier, Guineys, 24-26 Castle Place, Belfast BT1 1GB The Owner/Occupier, Lush, 27 - 29 Castle Lane, Belfast, BT1 5DB The Owner/Occupier, Miller James Ltd, 17 Castle Arcade, Belfast, BT1 5DG The Owner/Occupier, Napier & Sons, 1-9 Castle Arcade, Belfast, BT1 5DF The Owner/Occupier, Richard Barbour Solicitor, 17 Castle Arcade, Belfast, BT1 5DG The Owner/Occupier, Starbucks, Cornmarket, Belfast, BT1 5DA
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