

Committee Application

Development Management Report	
Application ID: LA04/2019/2385/F	Date of Committee: 12 th November 2019
Proposal: Installation of 7 projector units to create on interactive lighting installation along ground floor facades (Temporary 2 years)	Location: Norwich Union House (1-7 Fountain Street) IPHIX (46 Castle Street) Pound Stretcher (56 Castle Street) Belfast
Referral Route: Application made by Belfast City Council	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ
<p>Executive Summary: Planning Permission is sought for the installation 7 projector units to create on interactive lighting installation along ground floor facades for a temporary period of 2 years. This forms part of a citywide lighting strategy undertaken by Belfast City Council 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"> • Impact on character and appearance of the area including Belfast City Centre Conservation Area • Impact on setting of listed building • Impact on amenity • Impact on highway safety <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 setting of nearby listed buildings, 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>Whilst consultation responses from DFI Roads, Historic Environment Division (HED) and BCC Environmental Health are outstanding, it is considered that there are no issues of principle and any technical matters can be dealt with via conditions.</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>Recommendation – Approve subject to conditions 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 subject to no objection from DFI Roads, HED and BCC Environmental Health.</p>	

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>The application is for the installation of 7 projector units to act as an interactive installation along the shop facades of Castle Street. The application is to install projectors onto Norwich House, 46 and 56 Castle Street, Belfast for a temporary period of 2 years. The visual content will be projected onto the shutters of selected shops. The projector units will be attached to the building facades and fixed to masonry above shop signage. The content will be abstract visual content programmed with local Belfast artists.</p> <p>The proposal is a medium term lighting intervention to improve and enhance the lighting and dressing of Castle Street in the short term whilst also piloting new creative forms of lighting intervention for the city.</p>
2.0	<p>Description of Site and Area</p> <p>The site is located at Norwich Union House (1-7 Fountain Street), IPHIX (46 Castle Street) and Pound Stretcher (56 Castle Street). The application site lies within the development limits for Belfast. The site is located within Belfast City Centre Conservation Area.</p> <p>The surrounding area is defined by a mix of commercial buildings including bars, restaurants, offices and retail.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p><u>1-7 Fountain Street, 24-40 Castle Street and, 6-8 Queen Street</u> LA04/2019/2299/F Demolition of existing property and re-development of the site including the provision of approximately 243,000sqft gross build floorspace comprising class B1 (a0 office on 6 levels over active ground floor uses including retail (A1), restaurants, cafes and bars (sui generis) with a hotel of 174 bedrooms over ground plus 7 levels and associated double deck car parking of 62 spaces and related access for the redevelopment - Under Consideration</p> <p>LA04/2019/2302/DCA - Demolition of 6 storey office known as Norwich Union House and associated ground floor retail units and demolition of multi deck carpark on lands to rear - Under Consideration</p>
4.0	Policy Framework
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

5.0	Statutory Consultees Responses
5.1	DFI Roads – Await response
5.2	HED – Await response
6.0	Non-Statutory Consultees Responses
6.1	BCC Environmental Health – Await response
7.0	Representations
7.1	The application was neighbour notified on the 23rd October 2019. It was advertised in the local press on the 25 th October 2019. The consultation period does not expire until the 8 th November 2019. No representations have been received to date. Any further representations received will be reported as an update to committee.
8.0	Other Material Considerations
8.1	Belfast City Centre Conservation Area Design Guide Section 91 of the Planning Act (Northern Ireland) 2011 Section 104 of the Planning Act (Northern Ireland) 2011
9.0	Assessment
9.1	The proposal is not 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"> • Impact on the character and appearance of the surrounding area including Belfast City Centre Conservation Area • Impact on setting of listed building • Impact on amenity • Impact on highway safety
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 projector units respect the adjoining buildings. At present Castle Street suffers from a deadening effect of shop closures and a lack of lighting and activity when businesses close for the evening. The proposed interactive lighting installation would enhance the appearance of the street at night, making it safer and more attractive for pedestrians. Overall the proposal complies with PPS6, the SPPS and Section 104 of the Planning Act (Northern Ireland) 2011 in that it would enhance the character and appearance of the area including the City Centre Conservation Area.
9.4	<u>Impact on setting of listed building</u> The proposal is in close proximity to Bank Buildings and the Anderson and McCauley building, category B1 listed buildings located within the City Centre at the junction of Castle Street and Royal Avenue. Given the minor nature of the proposal with the interactive lighting limited to the ground floor facades on which they project onto, the proposal will not adversely affect the setting of the listed buildings in accordance with PPS6, the SPPS and Section 91 of the Planning Act (Northern Ireland) 2011.
9.5	<u>Amenity</u> Given the commercial nature of the street, low-level lighting, the subtle changes of colour and motions and light being restricted to the shop fronts with limited light spill and no glare, there will be no detrimental impact on the amenity of the adjoining properties in accordance with the SPPS. Whilst there is an outstanding consultation response from Environmental Health, it is considered that the proposal presents no issues of principle and any technical matters can be adequately dealt with via conditions.

9.6	<p><u>Impact on highway safety</u></p> <p>The projections will be illuminated in a discreet and subtle manner projecting directly onto the shutters so as to not interfere with vehicular or pedestrian traffic. The projections do not block or impair views of road signs and do not obstruct required sight lines. As such, there will be no negative impact on highway safety and the proposal would comply with PPS3 and the SPPS in this regard. The consultation response from DFI Roads remains outstanding, however it is considered that the proposal presents no in principle concerns and any technical matters can be dealt with via conditions.</p>
10.0	<p>Summary of Recommendation:</p> <p>Having regard to the policy context and other material considerations, it is concluded that the proposal is considered acceptable. It is requested that the committee delegate authority to the Director of Planning and Building Control to grant conditional planning permission subject to no objection from consultees.</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. <p style="padding-left: 40px;">Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> 2. The approval is temporary for a period of 24 months from the date of installation. The projector must be removed and the site reverted to its previous condition after this period. <p style="padding-left: 40px;">Reason: Temporary permission.</p>
<p>Notification to Department (if relevant): N/A</p>	
<p>Representations from Elected members: N/A</p>	

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
54 Castle Street, Belfast, Antrim, BT1 1HB
The Owner/Occupier,
57 Castle Street, Belfast, Antrim, BT1 1GH
The Owner/Occupier,
6 Fountain Street, Belfast, Antrim, BT1 5ED
The Owner/Occupier,
67-71 ,Castle Street, Belfast, Antrim, BT1 1GH
The Owner/Occupier,
72 Castle Street, Belfast, Antrim, BT1 1HD
The Owner/Occupier,
73 Castle Street, Belfast, Antrim, BT1 1GJ
The Owner/Occupier,
74 Castle Street, Belfast, Antrim, BT1 1HD
The Owner/Occupier,

76-78 ,Castle Street,Belfast,Antrim,BT1 1HD
The Owner/Occupier,
Belfast Cookery School, 53 Castle Street, Belfast
The Owner/Occupier,
Executive Barbers, 44 Castle Street, Belfast, BT1 1 HB
The Owner/Occupier,
Faith Mission Bookshop, 5-7 Queen Street, Belfast BT1 6EA
The Owner/Occupier,
Gordons Chemist, 55 Castle Street,Belfast,Antrim,BT1 1GH
The Owner/Occupier,
Hercules Bar, 61-63 Castle Street,Belfast,Antrim,BT1 1GH
The Owner/Occupier,
Jumon, Unit 6, Mc Auley House, Fountain Street, Belfast, BT1 5ED
The Owner/Occupier,
Kids Store , 79-81 Castle Street,Belfast,Antrim,BT1 1GJ
The Owner/Occupier,
La Taqueria, 53 Castle Street, Belfast, BT1 1GH
The Owner/Occupier,
Ladbrokees, 67 Castle Street, Belfast
The Owner/Occupier,
Mace, 47 Castle Street,Belfast,Antrim,BT1 1GH
The Owner/Occupier,
Madden _ Finucane Solicitors, 88 Castle Street, Belfast
The Owner/Occupier,
Maggie Mays, 44 Castle Street, Belfast, BT1 1HB
The Owner/Occupier,
New Image Beauty And Hair Clinic, 4 Queen Street, Belfast
The Owner/Occupier,
Premier Meats, 50 Castle Street, Belfast, BT1 1HB
The Owner/Occupier,
Primark, 1-27 Castle Street, Belfast, BT1 1BL
The Owner/Occupier,
Roz's, 72 Castle Street,Belfast,Antrim,BT1 1HD
The Owner/Occupier,
Shopmobility, Westgate House, 2 Queen Street, Belfast, BT1 6ED
The Owner/Occupier,
The Money Shop, 59 Castle Street,Belfast,Antrim,BT1 1GH
The Owner/Occupier,
Voodoo, 11-13 Fountain Street, Belfast, BT1 5EA
The Owner/Occupier,
West Gate House,2 - 4 Queen Street,Belfast,Antrim,BT1 6ED
The Owner/Occupier,
Westgate House, 2 Queen Street, Belfast
The Owner/Occupier,
Zara, 3 Donegall Place, Belfast, BT1 5AA