

Committee Report

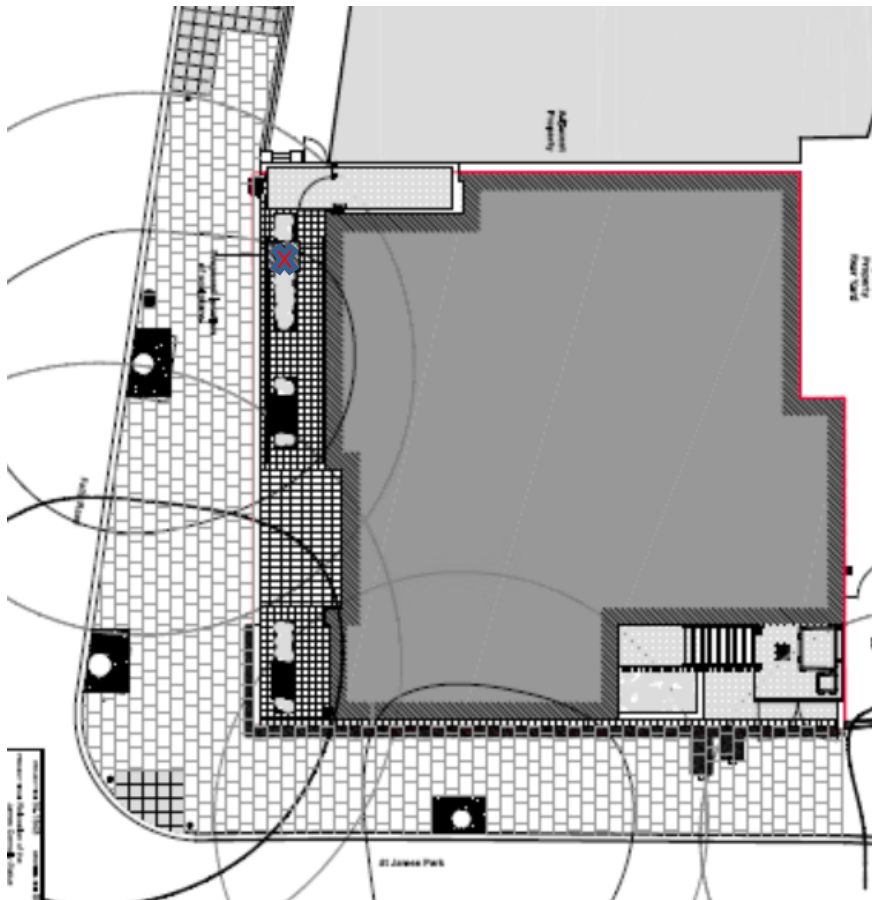
Development Management Report	
Application ID: LA04/2020/1063/F	Date of Committee: Tuesday 18 August 2020
Proposal: Re-siting of James Connolly statue from 275-277 Falls Road to 374-376 Falls Road	Location: Lands adjacent to the Whiterock Road and located at the City Cemetery exit point. Site boundary adjacent to an existing derelict stone building.
Referral Route: BCC Interest	
Recommendation: Approval	
Applicant Name and Address: Failte Feirste Thiar 243 Falls Road Belfast BT11 6FB	Agent Name and Address: McGurk Architects 33 King Street Magherafelt BT45 6AR
<p>Executive Summary: The proposal is for the re-siting of James Connolly statue from 275-277 Falls Road to 374-376 Falls Road. The statue measures 3.75m in height with a plinth measuring 0.9m by 0.9m. The statue is proposed to be located to the front of the existing building, integrated within the existing planting.</p> <p>Area Plan The proposed site is located within white land in the BUAP and is designated within a proposed Area of Townscape Character within dBMAP as well as an arterial route.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Design of the proposal • Impact on the character and appearance of the surrounding area. <p>No representations have been received and DFI Roads offer no objection.</p> <p>The statue itself is not being altered but being re-located and therefore there are no design changes. It is to receive a new plinth of corten steel with backlit letters and the design is considered compatible to its new context in front of the Connolly Building. The proposal will also not harm the proposed Area of Townscape Character.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved.</p> <p>Recommendation It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by third parties.</p>	

Case Officer Report

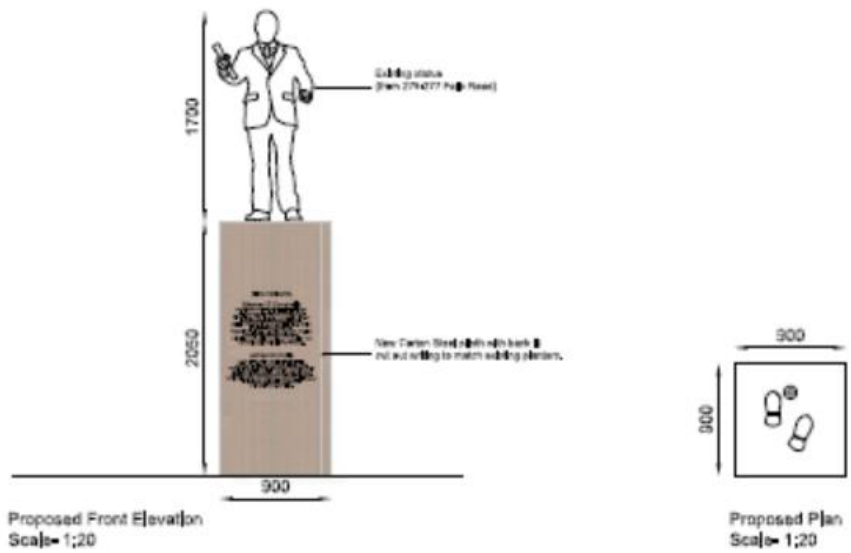
Site Location Plan



Block Plan



Elevations



Characteristics of the Site and Area	
1.0	Description of Proposed Development

	Proposed re-siting of James Connolly statue from 275-277 Falls Road to 374-376 Falls Road. The statue will sit on a new 2metre high plinth and will stand at 3.175m high
2.0	<p>Description of Site</p> <p>The site is located to the front of the address 374-376 Falls Road which is currently the James Connolly Centre. The surrounding area is of mixed use. The site is located next to apartments with semi-detached dwellings to the rear on St James Park. There are a number of offices mixed with dwellings in the immediate surrounding area.</p> <p>The proposed site is located within white land in the BUAP. The site is designated within a proposed Area of Townscape Character within dBMAP as well as an arterial route.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>LA04/2017/0902/F, 374-376 Falls Road, Co. Antrim, BT12 6DG., Change of use from retail/tanning salon to exhibition and interpretive centre. 2nd floor rear extension. One storey side extension. 2 storey side extension with terrace. Elevation changes including new entrance. PERMISSION GRANTED 22.01.2018</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	<p>Draft Belfast Metropolitan Area Plan 2015</p> <p>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.</p>
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Planning Policy Statement 6: Planning, Archaeology and The Built Heritage
5.0	Statutory Consultees Responses DFI Roads- No objections
6.0	Non-Statutory Consultees Responses None
7.0	Representations
	The application was been neighbour notified on the 23 rd June 2020 and advertised in the local press on the 24 th June 2020. No representations have been received.
8.0	Other Material Considerations None
8.1	Any other supplementary guidance None
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	Assessment

	<p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Design of the proposal • Impact on the character and appearance of the surrounding area. <p>It is considered that the proposal is in compliance with SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.</p>
9.3	<p>Design of the proposal</p> <p>As the proposal is the re-location of an existing statue, the only design change is to the plinth which is to be corten steel with cut out lettering and is to be backlit. In total the height is 3.175m which is appropriate for a statue. There are no design changes to the statue itself proposed. The proposal complies with the good design paragraphs within the SPPS.</p>
9.4	<p>Impact on the Area</p> <p>The proposal is located to the front of the building within the curtilage which is within the Falls/Donegall Road draft Area of Townscape Character as designated within dBMAP. The proposal complies with policy ATC 2 in that the statue will maintain the character and appearance of the surrounding area. The building is deemed an appropriate location for the statue given its use as the James Connolly visitor centre. The high quality materials will enhance what is a new high quality public realm in this location. The height</p>
9.5	<p>It is proposed to relocate the statue to the front of the building within the curtilage and not on the public pavement therefore, it will not hinder pedestrian movement or cause an obstruction. DFI Roads the authority in terms of the public footpath were consulted and offer no objection.</p>
9.6	<p>Having regard for the policy context and the considerations above, the proposal is deemed acceptable. It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by third parties.</p>
10.0	Summary of Recommendation: Approval
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>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
Notification to Department (if relevant)	
N/A	

Representations from Elected members:

None