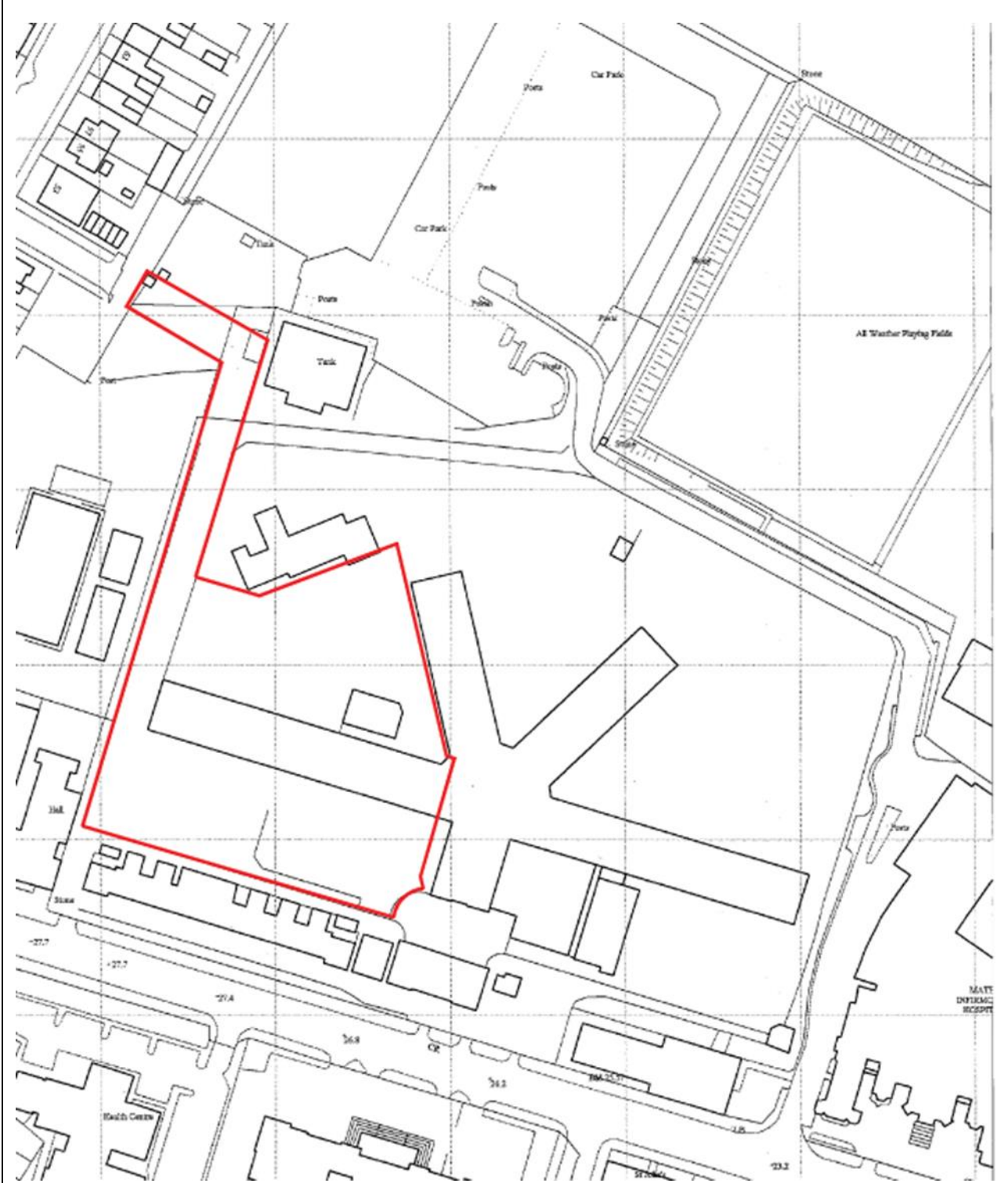


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Application ID:</b> LA04/2019/0863/LBC	<b>Date of Committee:</b> 16 <sup>th</sup> March 2021
<b>Proposal:</b> Proposed internal demolitions and alterations and external alterations to vacant 'A' Wing to facilitate plant equipment and associated works relating to whiskey distillery and visitors attraction.	<b>Location:</b> A Wing Crumlin Road Gaol Crumlin Road Belfast BT14 6ST.
<b>Referral Route:</b> LBC associated with Committee Application	
<b>Recommendation:</b>	Consent
<b>Applicant Name and Address:</b> Belfast Distillery Company Ltd Innovation Factory Forthriver Business Park 385 Springfield Road Belfast BT12 7DG	<b>Agent Name and Address:</b> Like Architects 3 Linenhall Street West Belfast BT2 8DY
<p><b>Executive Summary:</b> The proposal is for listed building consent for internal demolitions and alterations and external alterations to vacant 'A' Wing to facilitate plant equipment and associated works relating to whiskey distillery and visitors attraction.</p> <p>The main issues to be considered in this case:</p> <p><u>Impact on the listed building</u></p> <p>Under the adopted BUAP 2001 the site is un-zoned white land. The site is located within the settlement development limit for Belfast as designated by both iterations of Draft Belfast Metropolitan Area Plan 2015 the 2004 and 2015 versions. The site is designated as land for mixed use in both iterations to draft BMAP.</p> <p>Historic Environment Division has offered no objection to the proposal, subject to conditions.</p> <p>This application is linked to full planning permission LA04/2019/2756/F.</p> <p>The proposal has been assessed against and is considered to comply with PPS6, the SPPS, BUAP 2001 and Draft BMAP. Having regard to the development plan, relevant planning policies, and other material considerations, on balance, it is recommended that consent is granted.</p> <p>The building has been vacant since 1996. The proposal will bring back into use a Grade 'A' listed building which will secure the future use, maintenance and protection of the building.</p> <p>Recommendation - Consent, subject to 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>
1.1	The proposal is for listed building consent for internal demolitions and alterations and external alterations to the vacant 'A' Wing, to facilitate plant equipment and associated works relating to the proposed whiskey distillery and visitors attraction.
<b>2.0</b>	<b>Description of Site</b>
2.1	The application site is one of four 3 storey `wings` of a decommissioned Victorian prison. This is a Grade `A` Listed Building designed by Charles Lanyon and was constructed in the years between 1840 and 1859. The application site is `A Wing` in the western part of the prison complex. The building is constructed of basalt stone with sandstone detailing around openings and Bangor Blue slates covering the pitched roof.
2.2	One of the three other wings has been restored to its original Victorian state for use as a museum. The other two wings are currently closed and vacant. `A Wing` is one of the larger wings in the prison. There is a car park within the curtilage of the site which is screened by existing two storey staff cottages at the front of the prison, fronting the Crumlin Road. The exterior of the prison building itself has been restored to its original condition.
2.3	The area is defined by a mix of commercial, residential and government buildings in a range of eclectic styles, designs and densities. The Mater Hospital is adjacent to the application, bounding its east side, while the derelict charred remains of the Crumlin Road Court House is opposite. Girdwood Community Hub sits north of the Gaol Complex with a petrol station and a funeral parlour to the west. Residential dwellings on Cliftonpark Avenue sit to the west of the wider Gaol Complex with no's. 31 and 53 located adjacent to the vehicular access to the complex from Cliftonpark Avenue.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b>
3.1	Z/2012/1277/F - Alterations to vacant Gaol Wing (Wing A) to facilitate change of use to operational Whiskey Distillery (including ground water abstraction, plant equipment, and all associated works) with tourist/visitors centre and associated car parking and site works. Tourist facilities to include guided tours, bar and restaurant/café – Granted 24.04.2013
3.2	Z/2012/1274/LBC - Alterations to vacant Gaol wing (Wing A) to facilitate change of use to operational Whiskey Distillery (Including ground water abstraction, plant equipment, and all associated works) with tourist/visitors centre and associated car parking and site works. Tourist facilities to include guided tours, bar and restaurant/café – Consent granted 25.04.2013
3.3	LA04/2020/1662/F - Section of existing wall carefully dismantled and stored on site for possible reuse, existing post removed and rebuilt at the new end of stone wall. New sliding gate installed, with supporting frame work – Granted 17.02.2021
3.4	LA04/2020/1663/LBC - Section of existing wall carefully dismantled and stored on site for possible reuse, existing post removed and rebuilt at the new end of stone wall. New sliding gate installed, with supporting frame work – Consent granted 17.02.2021

3.5	Z/2014/0728/F - Retention of temporary security hut (Amended description) – Granted 19.09.2014
3.6	Z/2014/0729/LBC - Retention of temporary security hut - Granted 19.09.2014
3.7	Z/2010/1054/F - Demolition of existing wall and entrance gate and replacement with new wall, fence and gates, with proposed roadworks – Granted 23.02.2011
3.8	Z/2010/0383/F - Refurbishment of gatehouse and main administration building to provide tourist and conference facilities, and associated offices – Granted – 10.08.2010
3.9	Z/2009/1573/F - Demolition of an existing 5.0m wall and entrance gate and its replacement with a new wall with fencing on top (5.565m height) and realigned entrance gate, hydraulically operated and upgrading of external approach – Granted 01.03.2010
3.10	Z/2009/1097/LB - Ground works and re-surfacing to external areas – Consent granted 25.09.2009
3.11	Z/2009/1095/F - Construction of temporary security hut, re-alignment of rear entrance gate and opening of internal wall – Granted 29.09.2009
3.12	Z/2009/1094/LB - Construction of temporary security hut, re-alignment of rear entrance gate and opening of internal wall – Consent granted 23.09.2009
3.13	Z/2008/2265/LB- Construction of temporary office accommodation building (33x12m) to the North of "A" Wing to accommodate DSD staff during a refurbishment programme to the main listed structure – Consent granted 14.01.2009
3.14	Z/2008/2256/F - Construction of temporary office accommodation building (33x12m) to the North of "A" Wing to accommodate DSD staff during a refurbishment programme to the main listed structure.– Granted 14.01.2009
3.15	Z/2006/0608/LB - Repair and restoration works to site façade – Granted 05.07.2006
3.16	Z/2004/0202/CD - Demolition of part of the north east boundary wall and inner wall to provide vehicular access for construction traffic. Demolition of non-historic buildings within the curtilage of the Prison – Granted 15.03.2004
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2015 (2004 Version)
4.3	Draft Belfast Metropolitan Area Plan 2015
4.4	4.4.1 Strategic Planning Policy Statement for Northern Ireland (SPPS) 4.4.2 Planning Policy Statement 6: Planning, Archaeology and the Built Heritage
<b>5.0</b>	<b>Statutory Consultees Responses</b>
5.1	Historic Environments Division – No objection subject to conditions.
<b>6.0</b>	<b>Non Statutory Consultees Responses</b>

6.1	None
<b>7.0</b>	<b>Representations</b>
7.1	The application has been advertised in the local press. No representations have been received. The Council received 3No letters of objection to the associated Full Application.
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	The adopted Belfast Urban Area Plan 2001 shows the site as white un-zoned land.
8.2	Draft Belfast Metropolitan Area Plan (BMAP) 2004 plan the site is designated as land for mixed use – BT 009. The site is also located on Arterial Route AR 01/04 – Crumlin Road.
8.3	Draft Belfast Metropolitan Area Plan (BMAP) 2015 plan that was adopted and now subsequently quashed the site is designated as land for mixed use – BT 003. The site is also located on Arterial Route AR 01/04 – Crumlin Road.
<b>9.0</b>	<b>Assessment</b>
9.1	The main issue in the assessment of the proposed development is: <ul style="list-style-type: none"> <li>Impact on the listed building.</li> </ul>
9.2	This listed building consent is required in association with Full Planning Application LA04/2019/2756/F for a change of use to a whiskey distillery with tourist centre.
9.3	The majority of the works to the Grade 'A' Listed Buildings are internal. Any external alterations are minor, such as fire escape doors, ramps and steps. All works seek to replicate the existing style, materials and design of the original building. The proposal also seeks to refurbish and repair existing stonework on several window openings and roof vents. The proposal also includes minor changes from the proposal originally granted under Z/2012/1277/F and it also seeks to regularise unauthorised works.
9.4	Following the submission of additional information and further clarification HED has no objections to the proposal subject to a number conditions. HED state that subject to these conditions the proposal complies with paragraphs 6.12 and 6.13 of the SPPS for NI and policies BH7, BH8 and BH11 of PPS 6.
9.5	The building has been vacant since 1996. The proposal will bring back into use a Grade 'A' listed building which will secure the future use, maintenance and protection of the building for the enjoyment of its visitors.
<b>10.0</b>	<b>Summary of Recommendation:</b> Consent The proposal for listed building consent is considered, on balance, to be acceptable. The statutory body charged with the protection of listed buildings Historic Environment Division (HED) having assessed the proposal and is content that the integrity of the listed building is protected.
<b>11.0</b>	<b>Conditions</b> <ol style="list-style-type: none"> <li>The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.</li> </ol>

	<p>Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.</p> <p>2. Prior to commencement of works details shall be submitted and approved in writing by the Council in conjunction with HED of the accredited conservation professional who will oversee and certify the hereby approved works.</p> <p>Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011</p> <p>3. Prior to commencement of development details shall be submitted and approved in writing by the Council in conjunction with HED of a Fire Safety Strategy and Method Statement for the duration of the works. The works shall be carried out in accordance with the details approved.</p> <p>Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011</p> <p>4. No work shall commence on site until demolition method statements, detailing how the demolitions will be carried out to, and around, the listed buildings without adversely affecting its structural stability and without damaging the historic fabric proposed for retention, has been submitted to and agreed in writing with the Council in conjunction with Historic Environment Division, and all work shall conform to the agreed method statement.</p> <p>Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011</p> <p>5. All salvageable material shall be retained and reused, utilising as much of the original material as possible.</p> <p>Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011</p> <p>6. Internal or external historic surviving decorative or functional features, including cell doors, decorative ironwork (stairs, balusters and guarding), slate walkways, windows, terracotta or clay floor tiles, joinery and decorative stone or plasterwork shall not be removed or altered unless expressly specified in the approved drawings. Retained features shall be fully protected during the course of any works on site.</p> <p>Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011</p> <p>7. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Council, in conjunction with HED. Detailed finishes schedules and samples are required for approval on any changes proposed.</p>
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Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011

8. No new plumbing, pipes, soil-stacks, flues, vents or ductwork shall be fixed on the external or internal faces of the building other than those shown on the drawings hereby approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011

9. No new grilles, security alarms, lighting, security or other cameras or other fixtures shall be mounted on the external faces of the building other than those shown on the drawings hereby approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011

10. No cleaning of masonry, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray shall take place unless agreed in writing with HED through and application to council. This includes the internal slate walkways. Before any other cleaning begins, a method statement showing how the cleaning will conform to BS 8221-1:2012 (Code of practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete) shall be submitted. At the commencement of the cleaning, a test panel shall be undertaken in an inconspicuous position and the method recorded in writing to the approval by council in conjunction with HED.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

11. Prior to commencement of the relevant works, samples shall be submitted and
  - a. approved in writing by the Council in conjunction with HED in respect of all materials
  - b. and finishes proposed for the listed building, to include;
  - c. Bricks used to trim new structural openings;
  - d. Replacement sample if sufficient slate is not salvageable from the existing roof;
  - e. Re-plastering, lime based plaster with no cement-based additives is expected;
  - f. Preservation / repairs to decorative cast iron balustrading;
  - g. Brass strip / disc insertions within floor surfaces;
  - h. Painting - The finish for any lime plaster shall be a limewash. Natural breathable paints may be used as an alternative where specifically agreed. Exterior and interior oil based paintwork should be linseed oil based unless specifically agreed otherwise.

Reason: to ensure that the materials and details used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed building, in compliance with PPS6 BH8 and BH11 & SPPS para 6.12 & 6.13.

12. All new partitioning and infill shall be of a lightweight construction and fully reversible.

Reason: to ensure that the materials and details used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed building, in compliance with PPS6 BH8 and BH11 & SPPS para 6.12 & 6.13.

13. A prototype of the adapted cowl vent will be subject to approval by council in conjunction with HED prior to the removal of any existing roof vents; an original vent shall be retained on site for comparison until all works to the roof are complete.

Reason: to ensure that the materials and details used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed building, in compliance with PPS6 BH8 and BH11 & SPPS para 6.12 & 6.13.

14. A prototype of altered cell windows will be subject to approval by council in conjunction with HED prior to wholesale removal of glass to install vents; this must demonstrate the means of access for maintenance from inside and preparation for later re-glazing for each different variation. The original sample shall be retained on site for comparison until all works to the windows are complete.

Reason: to ensure that the materials and details used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed building, in compliance with PPS6 BH8 and BH11 & SPPS para 6.12 & 6.13.

15. Samples of all external materials for steps, ramps, paving and retaining walls shall be submitted to and agreed in writing with the council in conjunction with HED prior to commencement of external works.

Reason: to ensure that the materials and details used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed building, in compliance with PPS6 BH8 and BH11 & SPPS para 6.12 & 6.13.

16. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Belfast City Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation
- recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

Reason: To ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

17. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 16.



	<p>Reason: To ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p> <p>18. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 16. These measures shall be implemented and a final archaeological report shall be submitted to Belfast City Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Belfast City Council.</p> <p>Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.</p> <p><b>Informatives</b></p> <ol style="list-style-type: none"> <li>1. The developer should consider all consultees comments prior to commencing this proposal. All comments can be viewed on the planning portal quoting the application reference number.</li> <li>2. This permission is linked to full planning permission LA04/2019/2756/F.</li> </ol>
<p><b>Notification to Department (if relevant)</b></p> <p>N/A</p>	
<p><b>Representations from Elected members:</b></p> <p>None</p>	

<b>ANNEX</b>	
<b>Date Valid</b>	29th April 2019
<b>Date First Advertised</b>	17th May 2019
<b>Date Last Advertised</b>	17th May 2019
<b>Details of Neighbour Notification (all addresses)</b> N/A	
<b>Date of Last Neighbour Notification</b>	N/A
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No