

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> Tuesday 17 May 2022	<b>Application ID:</b> LA04/2021/2727/F
<b>Proposal:</b> Art installation of 1no. printed panel measuring 2440mm x 1220mm.	<b>Location:</b> Frydays Cafe 98 York Road Belfast BT15 3HF.
<b>Referral Route:</b> Belfast City Council funding.	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Small Steps North Belfast Orange Memorial Hall 170 Alexandra Park Avenue Belfast BT15 3GJ	<b>Agent Name and Address:</b> OGU Architects Flax Art Studios Havelock House Belfast BT7 1EB
<p><b>Executive Summary:</b></p> <p>The proposal seeks permission for the installation of 1 printed panel measuring 2.4m x 1.2m. The proposal is part of a Business Cluster Support Project and is an Ulster-Scots themed project. The panels are proposed to incorporate photographs and text to explain the relationship of soda/ potato farls and their key role in the Ulster Fry.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> <li>○ Impact on amenity and general characteristics of the area.</li> <li>○ Impact on public safety.</li> </ul> <p>The site is located on the gable wall of no. 98 York Road. The area is mixed use in nature. The proposal has been assessed against the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP) and the Draft Metropolitan Area Plan 2015 (BMAP).</p> <p><b>Recommendation: Approval.</b></p> <p>It is recommended that the application is approved for a temporary period of 3 years, and it is requested that delegated authority be given to the Director of Planning and Building Control to finalise the wording of conditions.</p>	

Case Officer Report

Site Location Plan



1 no Dibond Ulster Scots murals fixed to existing walls

Content:  
Panel will incorporate photographs and text to explain relationship of soda/potato farls (fari is an Ulster-Scots word) and their key role in the Ulster fry.



<b>Characteristics of the Site and Area</b>	
1.0	<b>Description of Proposed Development</b> Art installation of 1no. printed panel measuring 2440mm x 1220mm.
2.0	<b>Description of Site</b> The site is located on the gable wall of no. 98 York Road. The ground floor unit of the host building is a café located along a terrace of commercial and retail uses. There are residential dwellings located on the opposite side of the road on York Road.
<b>Planning Assessment of Policy and other Material Considerations</b>	
3.0	<b>Relevant Site History</b>
3.1	Z/1988/2902 - Erection of 48 sheet hoardings. Consent granted
3.2	Z/2006/0773/A - Shop signage. Permission granted 05.06.2006
4.0	<b>Policy Framework</b>
4.1	Strategic Planning Policy Statement
4.2	Belfast Urban Area Plan 2001
4.3	Draft Belfast Metropolitan Area Plan 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)
4.4	Belfast Local Development Plan Draft Plan Strategy 2035 The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from DfI in relation to additional required steps before it can be considered adopted. Paragraph 1.10 states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during the transitional period planning authorities will apply existing policy together with the SPPS.
5.0	<b>Consultations:</b>
5.1	<b>Statutory Consultee Responses</b>
5.1.1	None
5.2	<b>Non-Statutory Consultee Responses</b>
5.2.1	None
6.0	<b>Representations</b>
6.1	No representations have been received.
7.0	<b>Assessment</b>
7.1	The proposal seeks permission for the installation of 1 printed panel measuring 2.4m x 1.2m. The panel is to be located at the gable wall of Frydays Café at 98 York Road. The

<p>7.2</p> <p>7.3</p> <p>7.4</p>	<p>proposal is part of a Business Cluster Support Project and is an Ulster-Scots themed project. The panels are proposed to incorporate photographs and text to explain the relationship of soda/ potato farls and their key role in the Ulster Fry.</p> <p>The proposed panels will be for information purposes only and will not be used for the purposed of advertising. The proposal is considered acceptable under the SPPS as the proposed panel is not located in an area which features any historic, archaeological, architectural, landscape or cultural interest.</p> <p>The position of the panel on the host building and its scale and size in relation to that building is considered acceptable.</p> <p>The proposal is not considered to result in clutter when read with advertisements in the area. The host building currently has 1 fascia sign and one business logo located on the gable wall. The panel is not high level and will not appear dominant or out of character within the context of the surrounding area.</p>
<p>8.0</p>	<p><b>Conclusion</b></p> <p>The proposal is considered acceptable on balance, given the nature of the surrounding area. Approval is recommended.</p>
<p>9.0</p> <p>9.1</p> <p>9.2</p>	<p><b>Conditions:</b></p> <p>The permission hereby granted is for a temporary period of 3 years. The art installation and all associated development hereby granted will be removed on or before 3 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011 and in order to protect the amenity of the area</p> <p>The panel hereby permitted shall be used to display information for the Ulster-Scots themed project only and will be kept well maintained and in good repair</p> <p>Reason: In the interests of the amenity of the area.</p>

<b>ANNEX</b>	
<b>Date Valid</b>	16th November 2021
<b>Date First Advertised</b>	17th December 2021
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 100 York Road,Belfast,Antrim,BT15 3HF The Owner/Occupier, 100 York Road,Belfast,Antrim,BT15 3HF The Owner/Occupier, 104-106 ,York Road,Belfast,Antrim,BT15 3HF The Owner/Occupier, 98 York Road,Belfast,Antrim,BT15 3HF The Owner/Occupier, Flat 1,2a ,Alexandra Park Avenue,Skegoneill,Belfast,Antrim,BT15 3EP The Owner/Occupier, Flat 2,2a ,Alexandra Park Avenue,Skegoneill,Belfast,Antrim,BT15 3EP The Owner/Occupier, Flat 3,2a ,Alexandra Park Avenue,Skegoneill,Belfast,Antrim,BT15 3EP	
<b>Date of Last Neighbour Notification</b>	31st January 2022
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Planning History</b>  Ref ID: LA04/2021/2727/F Proposal: Art installation of 1no. printed panel measuring 2440mm x 1220mm. Address: Frydays Cafe, 98 York Road, Belfast, BT15 3HF., Decision: Decision Date:  Ref ID: Z/2006/0773/A Proposal: Shop signage. Address: 82-116 York Road, Skegoneill, Belfast, Northern Ireland, BT15 3HF Decision: Decision Date: 05.06.2006  Ref ID: Z/1988/2902 Proposal: Erection of 48 sheet hoardings	

Address: 98 YORK ROAD, BELFAST

Decision:

Decision Date:

**Drawing Numbers and Title**

**01- Location Plan and site plan**

**02- Proposed site plan and elevations**

**Notification to Department (if relevant)**

Date of Notification to Department:

Response of Department: