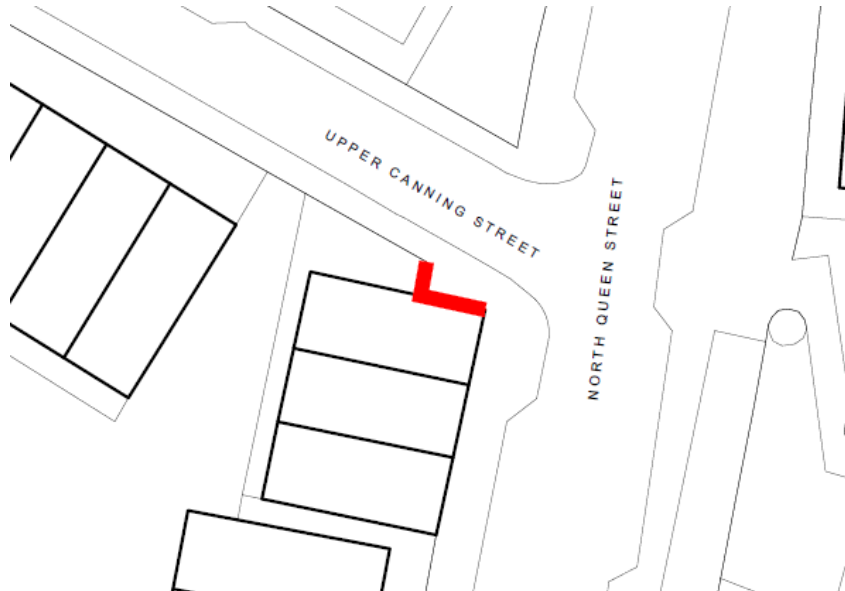


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> Tuesday 17 May 2022	<b>Application ID:</b> LA04/2021/2728/F
<b>Proposal:</b> Art installation of 2no. printed panel measuring 2440mm x 1220mm.	<b>Location:</b> Winefair 142 North Queen Street Belfast BT15 1HQ.
<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 2 printed panels 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 role of Ulster-Scots in whiskey distilling in Belfast and also the invention of Belfast ginger ale and brown lemonade.</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 panels are located on the gable wall and boundary wall of no. 142 North Queen Street. The area is mixed use in nature.</p> <p>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



2 no Dibond Ulster Scots murals pinned to existing walls

Content:

Panel will incorporate photographs and text to explain the role of Ulster-Scots in whiskey distilling in Belfast and also the invention of Belfast ginger ale and brown lemonade.



<b>Characteristics of the Site and Area</b>	
1.0	<b>Description of Proposed Development</b> Art installation of 2no. printed panel measuring 2440mm x 1220mm.
2.0	<b>Description of Site</b> The site is located on the gable wall and boundary wall of no. 142 North Queen Street. The ground host building is in use as a Winefair off licence. The surrounding area is mixed use with residential dwellings across from the site, commercial premises and retail units.
<b>Planning Assessment of Policy and other Material Considerations</b>	
3.0	<b>Relevant Site History</b>
3.1	Z/1993/2249 - Erection of 3 shop units. Permission Granted.
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 (The extant development plan is 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 2 printed panels 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 role of Ulster-Scots in whiskey distilling in Belfast and also the invention of Belfast ginger ale and brown lemonade.

7.2	The proposed panels will be for information purposes only and will <b>not</b> 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.
7.3	The position of the panels on the host building and their scale and size in relation to that building is considered acceptable
7.4	The proposal is not considered to result in clutter when read with existing advertisements in the area. The host building and the adjoining pharmacy and charity shop currently have 1 fascia sign each. The panels are not high level and will not appear dominant or out of character within the context of the surrounding area.
7.5	The proposed panels are not illuminated and are not considered to prejudice public safety.
8.0	<p><b>Conclusion</b></p> <p>The proposal is considered acceptable on balance, given the nature of the surrounding area. Approval is recommended.</p>
9.0	<p><b>Conditions:</b></p> <p>9.1 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. 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>9.2 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.  Reason: In the interests of the amenity of the area.</p>

<b>ANNEX</b>	
<b>Date Valid</b>	3rd December 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, 142 North Queen Street,Skegoneill,Belfast,Antrim,BT15 1HQ The Owner/Occupier, 142 North Queen Street,Skegoneill,Belfast,Antrim,BT15 1HQ The Owner/Occupier, 144 North Queen Street,Skegoneill,Belfast,Antrim,BT15 1HQ	
<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: LA04/2021/2728/F Proposal: Art installation of 2no. printed panel measuring 2440mm x 1220mm. Address: Winefair, 142 North Queen Street, Belfast, BT15 1HQ., Decision: Decision Date:  Ref ID: Z/1991/2757 Proposal: Proposed enterprise centre comprising small manufacturing units, associated management offices and security kiosk Address: SITE A,2-24 DUNCAIRN GDNS,SITE B,1-35 DUNCAIRN GDNS AND LAND TO REAR BOUNDED BY UPPER CANNING ST & N Decision: Decision Date:  Ref ID: Z/1993/2249 Proposal: Erection of 3 shop units Address: 138-144 NORTH QUEEN STREET BELFAST BT1 Decision: Decision Date:	

<b>Drawing Numbers and Title</b>
Drawing No. Type: Status: Submitted
Drawing No. Type: Status: Submitted
Drawing No. Type: Status: Submitted
Drawing No. Type: Status: Submitted
Drawing No. Type: Status: Submitted
<b>Notification to Department (if relevant)</b>
Date of Notification to Department: Response of Department: