

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> Tuesday 17 May 2022	<b>Application ID:</b> LA04/2021/2730/F
<b>Proposal:</b> Art installation of 2no. printed panel measuring 2440mm x 1220mm.	<b>Location:</b> Second Time Around Charity Shop 46 Parkmount Street Belfast BT15 3DX.
<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, located on the side and rear wall of the premises at no. 46 Parkmount Street. 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 philanthropy such as the foundation of Belfast Charitable Society and the role of an American Ulster-Scots descent, General Ambrose Burnside.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> <li>o Impact on amenity and general characteristics of the area.</li> <li>o Impact on public safety.</li> </ul> <p>The site is located at Second Time Around charity shop at no. 46 Parkmount Street on the corner of Parkmount Street and North Queen Street. The host building is commercial in nature located within a predominantly residential area.</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>Recommendation: approval.</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



<b>Characteristics of the Site and Area</b>	
1.0	<b>Description of Proposed Development</b> Art installation of 2no. printed panels measuring 2440mm x 1220mm.
2.0	<b>Description of Site</b> The site is located at Second Time Around charity shop at no. 46 Parkmount Street on the corner of Parkmount Street and North Queen Street. The host building is commercial in nature located within a predominantly residential area.
<b>Planning Assessment of Policy and other Material Considerations</b>	
3.0	<b>Relevant Site History</b>
3.1	None
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 2 printed panels measuring 2.4m x 1.2m, located on the side and rear wall of the premises at no. 46 Parkmount Street. The proposal is part

<p>7.2</p> <p>7.3</p> <p>7.4</p> <p>7.5</p> <p>7.6</p>	<p>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 philanthropy such as the foundation of Belfast Charitable Society and the role of an American Ulster-Scots descent, General Ambrose Burnside.</p> <p>The proposed panels will be for information purposes only and will not be used for the purpose 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 surrounding area is predominantly residential, however given the nature of the sites corner location and the position of the panels at the rear and side elevation, the proposed panels will not be read with residential properties and are considered acceptable on balance.</p> <p>The panels are not high level and will not appear dominant or out of character within the context of the surrounding area.</p> <p>The proposed panels are not illuminated and are not considered to prejudice public safety.</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>	8th December 2021
<b>Date First Advertised</b>	24th December 2021
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 377 North Queen Street, Skegoneill, Belfast, Antrim, BT15 1HT The Owner/Occupier, 377 North Queen Street, Skegoneill, Belfast, Antrim, BT15 3DN The Owner/Occupier, 46 Parkmount Street, Belfast, Antrim, BT15 3DX The Owner/Occupier, 46a ,Parkmount Street, Belfast, Antrim, BT15 3DX	
<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> None relevant	
<b>Drawing Numbers and Title</b>  01 - Location Plan and Block Plan  02 - Existing and Proposed Elevations A1	
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: Response of Department:	