

## Committee Report

### Development Management Report

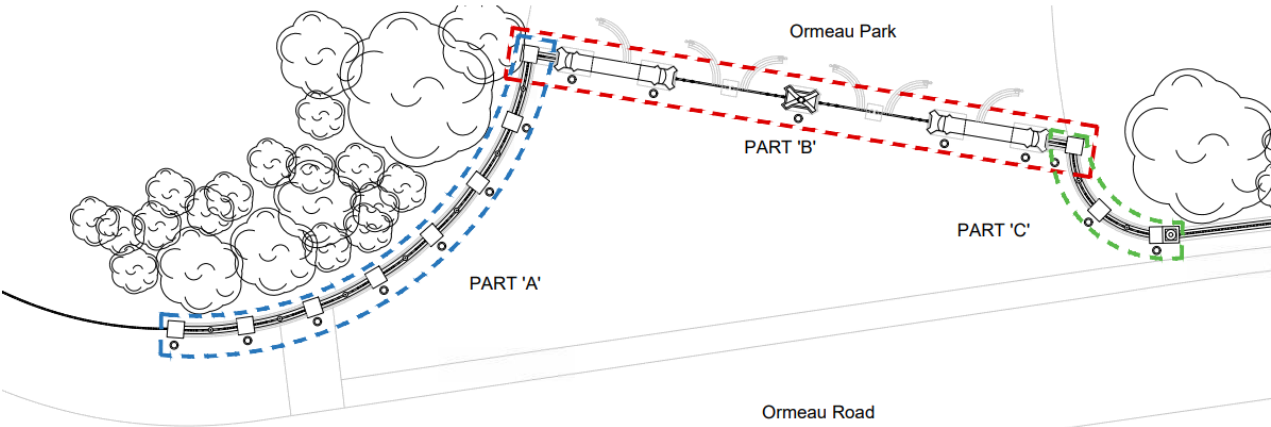
<b>Application ID:</b> LA04/2022/1768/LBC		<b>Date of Committee:</b> Monday 19 <sup>th</sup> December 2022
<b>Proposal:</b> Restoration of Ormeau Park Main Entrance Gates and Screens and connecting Railings and Walls.	<b>Location:</b> Ormeau Main Gates Ormeau Road Belfast BT7 3GG	
<b>Referral Route:</b> Referral to the Planning Committee under Section 3.8.5 (d) – the applicant is Belfast City Council.		
<b>Recommendation: Approval</b>		
<b>Applicant Name and Address:</b> Belfast City Council Belfast City Hall Belfast BT1 5GS	<b>Agent Name and Address:</b> Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ	
<b>Executive Summary:</b> <p>This application seeks listed building consent for the restoration of Ormeau Park main entrance gates and screens and connecting railings and walls.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"><li>• Impact on the Listed Building</li></ul> <p>The application site lies within the development limits for Belfast. Overall, the proposed works would enhance the appearance of the listed structure while securing it's on going upkeep. The proposed works would not be detrimental to the Main Entrance Gates and screens, Ormeau Park, Belfast, which is a Grade B+ listed structure of special architectural and historic interest, protected by Section 80 of the Planning Act (NI) 2011.</p> <p>The application has been advertised in the local press, no third-party representations have been received.</p> <p>HED have offered no objection to this development proposal.</p> <p>The proposal has been assessed against and is considered to comply with the SPPS, BUAP, Draft BMAP, PPS6 and Section 91 of the Planning Act 2011. Having regard to the policy context and other material considerations, the proposal is considered acceptable and Listed Building Consent is recommended.</p> <p><b>Recommendation – Approval</b></p> <p>It is requested that the committee delegate authority to the Director of Planning and Building Control to grant listed building consent and to finalise the wording of conditions.</p>		

# Case Officer Report

## Site Location Plan

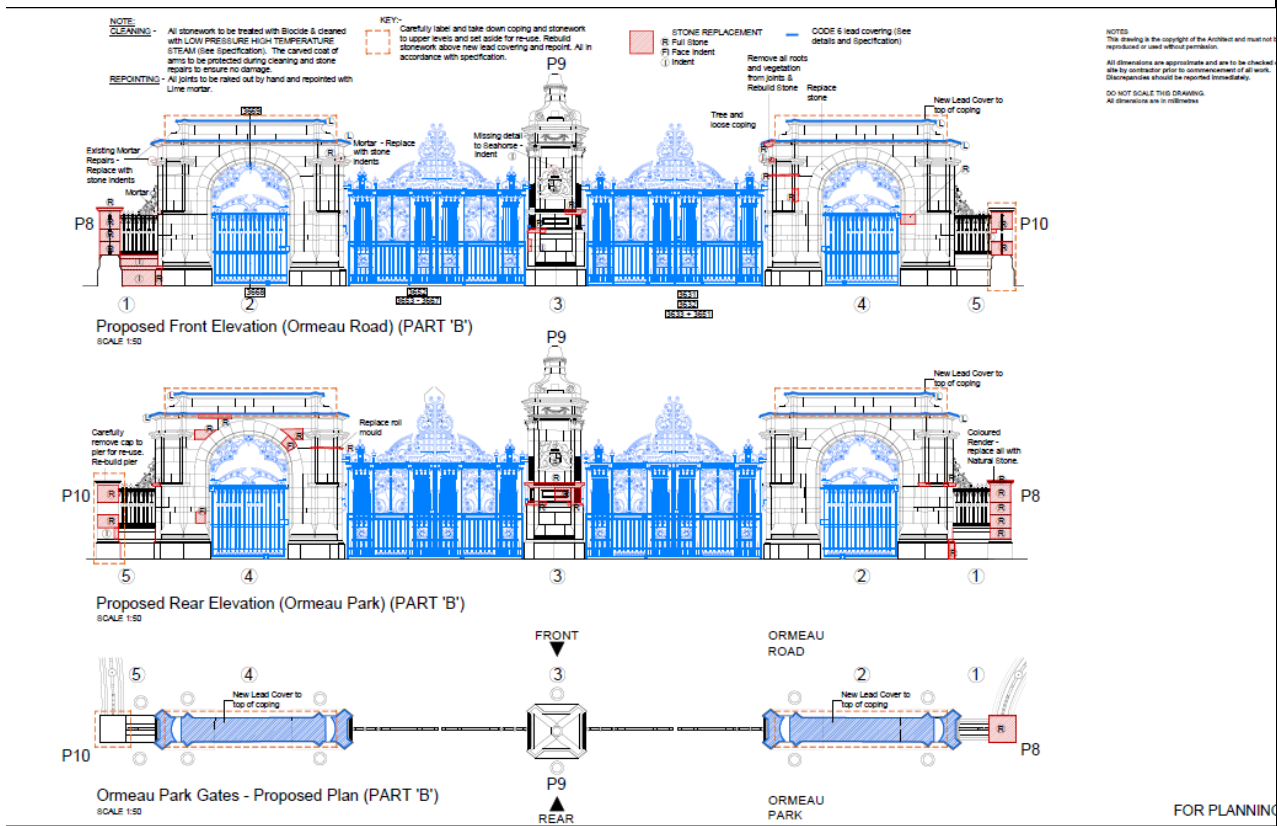


## Proposed site plan



Ormeau Park Gates - Proposed Site Plan  
SCALE 1:100

# Proposed Floor Plan / Elevation of works to gate and gate screen (Part B)



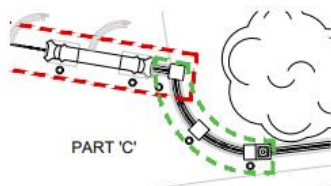
# Proposed Site Plan and Proposed Elevation of works to associated railings and walls (Part A)



Proposed Elevation (PART 'A')  
 SCALE N.T.S.

FOR PLANNING

# Proposed Site Plan and Proposed Elevation of works to associated railings and walls (Part C)



Ormeau Park Gates - Proposed Site Plan  
SCALE: 1:100

NOTES  
This drawing  
is prepared  
All dimensions  
are by c  
Diagrams  
DO NOT  
All dimensions



Proposed Elevation (PART 'C') - P11 & P12  
SCALE N.T.S.

<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	The application is seeking Listed Building Consent for 'Restoration of Ormeau Park Main Entrance Gates and Screens and connecting Railings and Walls'.
<b>2.0</b>	<b>Description of Site</b>
2.1	The application site is located at Ormeau Road, Belfast BT7 3GG. This application site directly affects the Main Entrance Gate screen, Ormeau Park, Belfast, which is a Grade B+ listed structure of special architectural and historic interest, protected by Section 80 of the Planning Act (NI) 2011.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b>
	None
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2004
4.3	Draft Belfast Metropolitan Area Plan 2015 The extant Development Plan is the BUAP. Both versions of Draft BMAP 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. Given the stage at which the Draft BMAP has reached pre-adoption through a period of independent examination, the policies within Draft BMAP 2015 (v2014) are considered to hold significant weight, save for policies relating to Sprucefield, Lisburn which remain contentious.
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 the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) 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 this transitional period existing policies will be applied including the SPPS and relevant PPSs.
4.5	Strategic Planning Policy Statement for Northern Ireland (SPPS) 2015
4.6	Planning Policy Statement 6: Planning Archaeology and the Built Heritage
4.7	Section 91 (2) of the Planning Act (Northern Ireland) 2011 <i>"In considering whether to grant listed building consent for any works, a council or, as the case may be, the Department must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."</i>
<b>5.0</b>	<b>Statutory Consultee Responses</b>
5.1	DFI Roads- No objection subject to conditions.

5.2	HED (Historic Buildings) has considered the impact of the proposal on the listed building and on the basis of the information provided, advises: We are content with the proposal as presented. This assessment is made in relation to the policy requirements of paragraphs 6.13 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and BH8 (Extension or Alteration) of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage.
<b>6.0</b>	<b>Non-Statutory Consultee Responses</b>
6.1	None.
<b>7.0</b>	<b>Representations</b>
7.1	The application was advertised in the local press on the 30.09.2022. The consultation period expired on 31/10/2022. No representations received.
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	<b>Any other supplementary guidance</b> Development Management Practice Note 05 Historic Environment
<b>9.0</b>	<b>Assessment</b>
9.1	The proposal is considered to be in compliance with the development plan.
9.2	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> <li>Impact on the listed building</li> </ul> <p>The above application impacts upon Ormeau Main Gates, which is a Grade B+ Listed structure which is of special architectural and historic importance and is protected by Section 80 of the Planning Act (NI) 2011 and therefore Historic Environment Division were consulted as part of the consultation process.</p> <p>HED Historic Buildings considers the proposal satisfies SPPS 6.13 (Change of Use, Extension or Alteration of a Listed Building) of the Strategic Planning Policy Statement for Northern Ireland (SPPS): Planning for Sustainable Development and Policy BH8 (Extension or Alteration of a Listed Building of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, without conditions.</p> <p>The proposed works are restoration in nature; therefore, the works are supported by officers' and will improve and sustain the character of the listed structure. The proposed restoration respects the essential character, architectural and historic interest of the structure. The features of special interest will remain intact and unimpaired. The proposal is considered to comply with Policy BH8 of PPS6, paragraph 6.13 of the SPPS and Section 91 of the Planning Act (NI) 2011.</p>
9.3	Having regard to the policy context and the considerations above, the proposal is deemed acceptable and listed building consent is recommended.
<b>10.0</b>	<b>Summary of Recommendation: Approval</b>
<b>11.0</b>	<p>Conditions</p> <p>1- The works hereby granted must be begun within five years from the date of this consent. Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.</p> <p>Informatives:</p>

	<p>1 - The applicant's attention is drawn to the information provided on the consultee responses which are available to view on the planning portal.</p> <p>2 - The drawing refs referred to above correspond with those drawings submitted to the Authority in respect of this application and published to the Planning Portal NI on: 26/11/2022.</p>
<p><b>Notification to Department (if relevant): No</b>  <b>Representations from Elected Members: None</b></p>	
<p><b>ANNEX</b></p>	
<b>Date Valid</b>	16.09.2022
<b>Date First Advertised</b>	30.09.2022
<b>Date Last Advertised</b>	N/A
<p><b>Details of Neighbour Notification (all addresses)</b>  N/A</p>	
<b>Date of Last Neighbour Notification</b>	N/A
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No

## **Drawing Numbers and Title**

- 01 Site Location Plan
- 02 Existing Plan
- 03 Existing Elevations
- 04 Proposed Site Plan
- 05 Proposed Plan & Elevations (PART 'A')
- 06 Proposed Plan & Elevations (PART 'B')
- 07 Proposed Plan & Elevations (PART 'C')
- 08 Proposed Stone Repairs - PART 'A'
- 09 Proposed Stone Repairs - PART 'B' Central Pillar
- 10 Proposed Stone Repairs - PART 'B' Left & Right Wings
- 11 Proposed Stone Repairs - PART 'B' Pillar Elevations
- 12 Proposed Stone Repairs - PART 'C'
- 13 Proposed Gate & Railing Repairs (PART 'A')
- 14 Proposed Gate & Railing Repairs (PART 'B')
- 15 Proposed Gate & Railing Repairs (PART 'B')
- 16 Proposed Gate & Railing Repairs (PART 'B')
- 17 Proposed Gate & Railing Repairs (PART 'B')
- 18 Proposed Gate & Railing Repairs (PART 'C')