

Development Management Report Committee Application

Summary	
Committee Meeting Date: Tuesday 15 th August	
Application ID: LA04/2023/3537/F & LA04/2023/3538/LBC	
Proposal: Installation of two number bronze statues on the grounds of Belfast City Hall.	Location: BELFAST CITY HALL 2 DONEGALL SQUARE NORTH TOWN PARKS BELFAST ANTRIM BT1 5GS
Referral Route: Referral to the Planning Committee under Section 3.8.5 (C) Those made by the Council	
Recommendation: Approval	
Applicant Name and Address: Colin Shields Belfast City Council 9 Adelaide 9-21 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: Colin Shields Belfast City Council 9 Adelaide 9-21 Adelaide Street Belfast BT2 8DJ
Executive Summary: This application seeks full planning permission and listed building consent to erect 2 bronze statues within the grounds located at the front of Belfast City Hall. The key issues are: <ul style="list-style-type: none"> • The principle of the development at this location • Impact on the curtilage of a listed building The proposed development is sympathetic to the essential characteristic, scale, height, massing and alignment of nearby listed building/s by way of its scale, form, materials and detailing. Historic Environment Division were consulted in relation to the proposal and are content. The advertised in the local press and no representations have been received. Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions. Delegated authority is also sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise.	

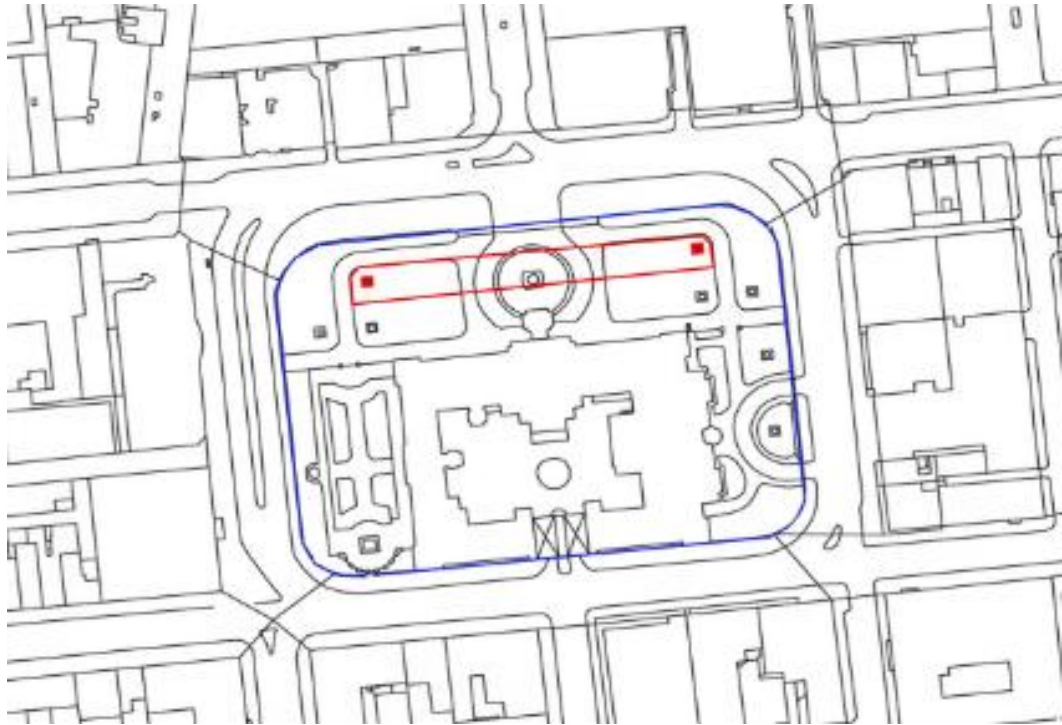
Planning Report

1.0

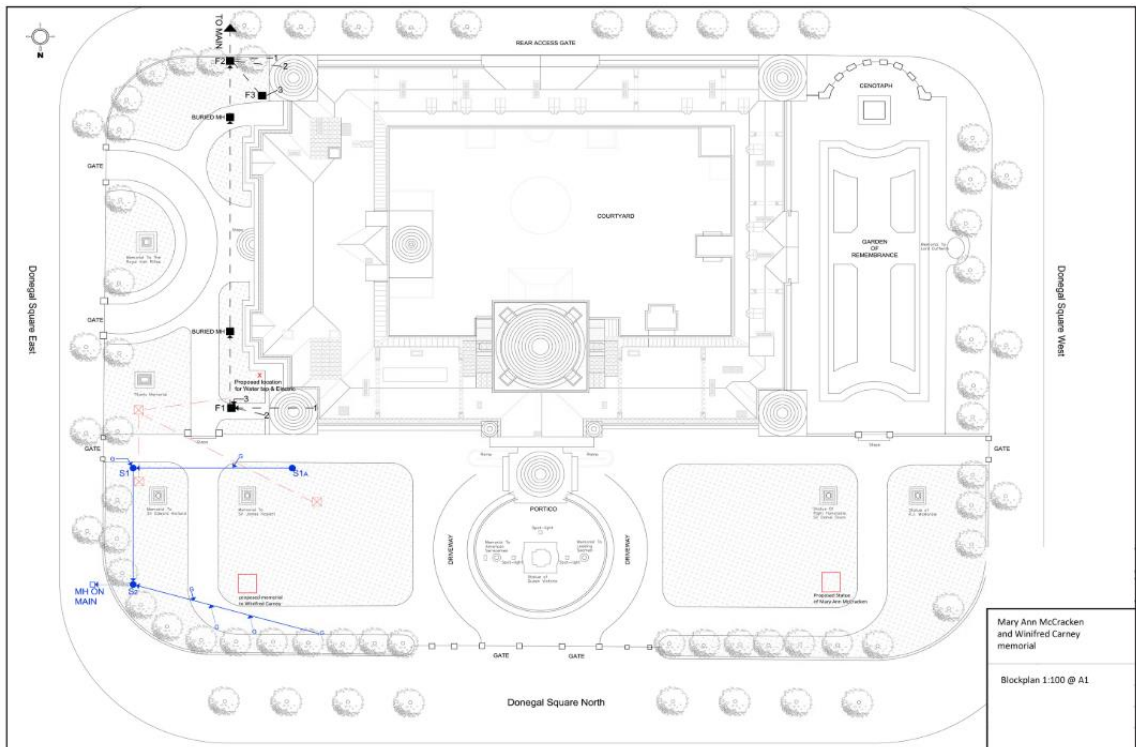
Drawings

1.1

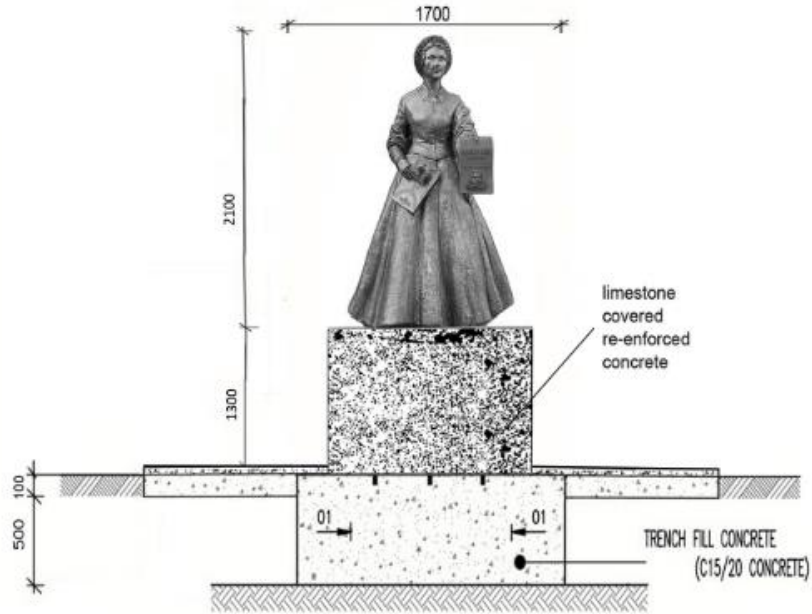
Site Location Map



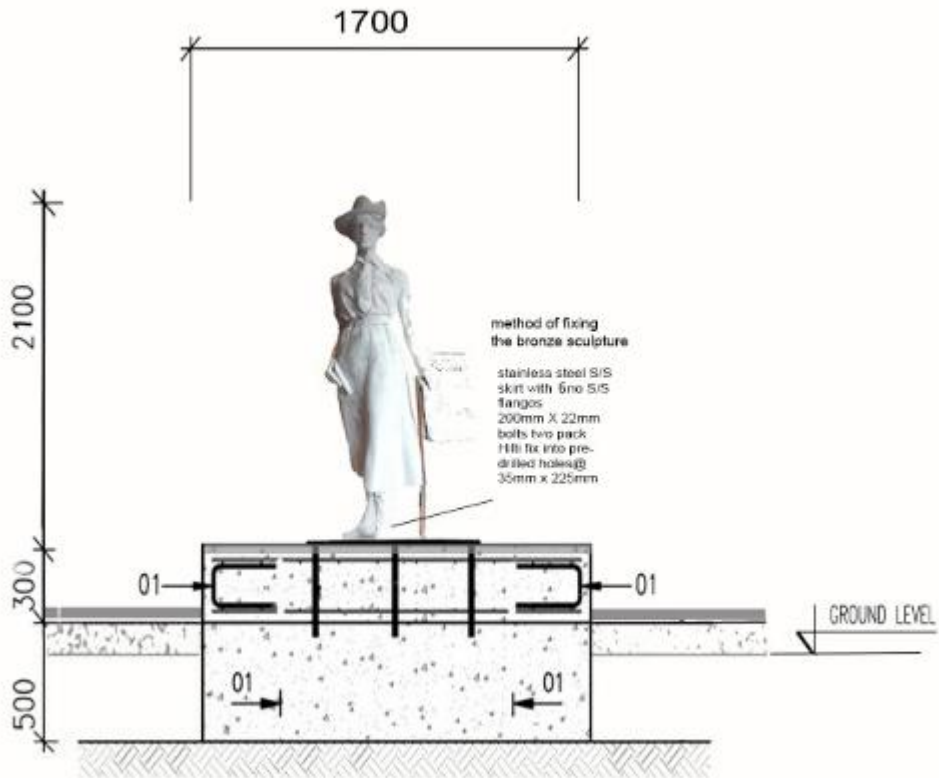
Proposed Site Plan



Proposed Elevations



Mary Ann McCracken Memorial



Winifred Carney Memorial

2.0	Characteristics of the Site and Area
2.1	The site is located within the grounds of City Hall, a Grade A listed building which is of special architectural or historic interest located in Donegall Square. The lawns surrounding City Hall host a number of memorials to the history, people and events associated with the city.
2.2	The surrounding area is predominantly commercial to the north of the site and business use to the south of City Hall.
3.0	Description of Proposal
3.1	Erection of 2 memorial sculptures for 2 women that impacted the history of Belfast positively through humanitarian activities.
4.0	Planning Policy and Other Material Considerations
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035
4.2	Development Plan – zoning, designations, and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Other Relevant Policies Belfast Agenda
4.5	Relevant Planning History None relevant to the proposal.
5.0	Consultations and Representations
5.1	Statutory Consultations DfC Historic Environment Division (HED) – No objections Whilst consultees may have referred to the no longer extant Planning Policy Statements in their consultation responses, the equivalent policies in the Plan Strategy are either the same or sufficiently similar to not require the consultees to re-evaluate the proposal in the context of the Plan Strategy.
5.2	Representations The application has been advertised and neighbours notified. The Council has not received any representations in relation to the proposal.
6.0	PLANNING ASSESSMENT
6.1	Development Plan Context
6.2	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.

6.3	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
6.4	The local development plan is now the Belfast Local Development Plan, which replaces the Belfast Urban Area Plan 2001 as the statutory plan for the city. The Belfast LDP comprises two parts: Part 1 is the Plan Strategy, which was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals map for Belfast, is not yet published.
6.5	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report. The Plan Strategy replaces the operational policies currently provided by the Departmental Planning Policy Statements (PPSs). Those policies will no longer have effect, irrespective of whether planning applications have been received before or after the adoption date (par. 1.11 of the Strategic Planning Policy Statement).
6.6	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations, and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
6.7	Relevant Planning Policies Policies in the Plan Strategy relevant to the application include the following: Policy BH1 – Listed Buildings
6.8	Key Issues The key issues are: <ul style="list-style-type: none"> • The principle of the development at this location • Visual Impact on the Setting of a Listed Building
6.9	The Principle of the Development at this Location
6.10	The grounds of City Hall currently display 18 separate memorials, therefore setting a precedent for similar.
6.11	The proposed works will preserve and complement the Listed Building’s features of special architectural or historical importance to ensure the existing building remains intact and unimpaired. The design respects the essential character of the Listed Building and its setting. The proposal makes use of quality materials and appropriate detailing sympathetic with the existing building.
6.12	In accordance with Section 91(2) of the Planning Act (Northern Ireland) 2011, the Council has had special regard to the desirability of preserving the Listed Building and its features of special architectural or historic interest.

6.13	The proposal is acceptable having regard to Policies BH1 (Listed Buildings) and BH4 of the Belfast Local Development Plan: Plan Strategy 2035; paragraph 6.12 of the Strategic Planning Policy Statement for Northern Ireland 2015; and taking account of all relevant material considerations.
7.0	Recommendation
7.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
7.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise.
<p>DRAFT CONDITIONS: (Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions):</p> <p>Full</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. <i>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</i> 2. All materials shall be carried out as specified on the approved plans. <i>Reason: In the interests of protecting the setting of a Listed Building.</i> <p>Listed Building Consent</p> <ol style="list-style-type: none"> 1. The works hereby granted must be begun within five years from the date of this consent. <i>Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.</i> 2. All materials shall be carried out as specified on the approved plans. <i>Reason: In the interests of protecting the setting of a Listed Building.</i> 	

ANNEX	
Date Valid	20/06/2023
Date First Advertised	07/07/2023
Date Last Advertised	07/07/2023
Dates of Neighbour Notification	
No neighbours – site located within blue line of City Hall	