# **Committee Report**

Development Management Report		
Application ID: LA04/2023/3889/LBC	<b>Date of Committee:</b> Tuesday 14 <sup>th</sup> November 2023	
Proposal: Installation of a new wall hung water bottle refill station	Location: St Georges Market 12-20 East Bridge Street, Belfast, BT1 3NQ	
Referral Route: Referral to the Planning Committee under Section 3.8.5 (c) of the Scheme of Delegation (council as applicant)		
Recommendation: Approval		

**Agent Name and Address:** 

Colin Shields

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**Applicant Name and Address:** 

# **Executive Summary:**

The application seeks Listed Building Consent to install a wall hung water bottle refill station to the internal elevation of the East Bridge Street wall in St George's Market. The proposed location is adjacent to the western entrance/exit to East Bridge Street and is positioned to facilitate access for those that use this entrance/exit.

The proposed refill station will be black in colour, made from a strong steel frame with a pushbutton activation unit.

St Georges Market is a Grade B1 listed building of special architectural or historic interest. It is a red brick Victorian covered market located close to the River Lagan and the Waterfront Hall.

#### Area Plan

The site is located within the City Centre in BUAP, within the Victoria Street/Oxford Street Area of Townscape Character and partially within the Civic Precinct Character Area in both versions of dBMAP. St George's Market is primarily used as a market, however a number of other events such as food festivals, exhibitions and charity launches are held here throughout the year. The surrounding area is commercial in nature with a mix of city centre uses, the building is surrounded by a number of listed buildings.

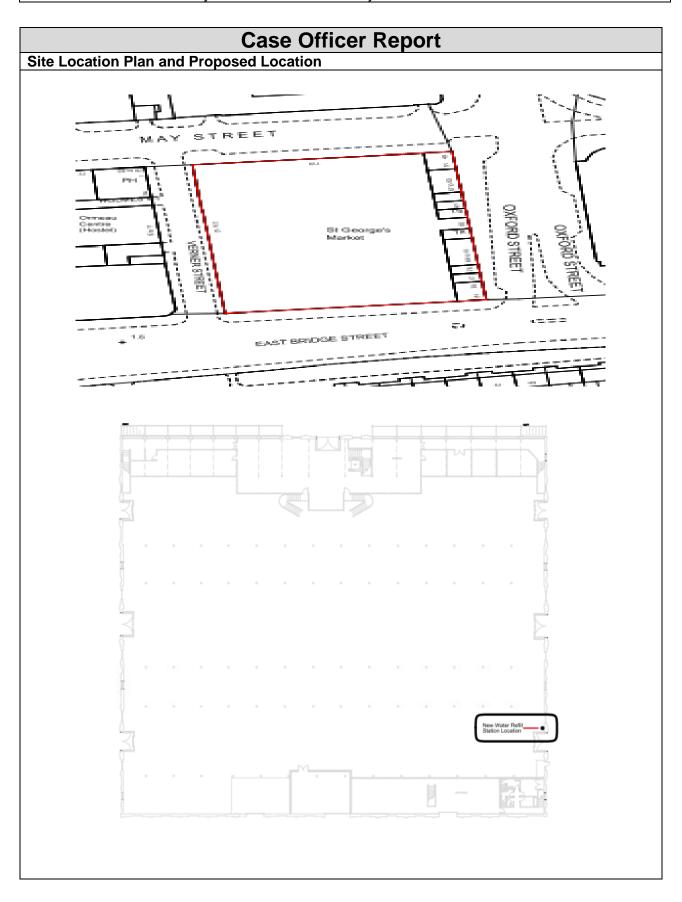
The proposal is considered to comply with the SPPS, Policies BH1 and BH3 of the Belfast Local Development Plan Strategy 2035 and Section 91(2) of the Planning Act (Northern Ireland) 2011. There will be minimal impact on the existing structure.

DfC HED were consulted and are content.

#### Recommendation

Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that Listed Building Consent is granted.

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.



#### **Proposed 3D Image & Elevations**







#### Characteristics of the Site and Area

#### 1.0 Description of Proposed Development

Installation of a new wall hung water bottle refill station

#### 2.0 Description of Site

The site is located at 12-20 East Bridge Street, Belfast. St George's Market is a Listed Building. It has a square footprint and is bounded by four streets to the east of Belfast City Centre. It is a red brick Victorian covered market located close to the River Lagan and the Waterfront Hall. St George's Market is primarily used as a market, however a number of other events such as food festivals, exhibitions and charity launches are held here throughout the year. The site is located within the City Centre in BUAP, within the Victoria Street/Oxford Street Area of Townscape Character and partially within the Civic Precinct Character Area in both versions of dBMAP.

#### **Planning Assessment of Policy and other Material Considerations**

#### 3.0 Site History

Application Number: LA04/2020/1877/LBC Decision: Consent Granted

Proposal: Removal of 10 No. Existing External Emergency Exit Doors and replace as per

attached specification.

Decision Date: 12 January 2021

Application Number: Z/2013/0228/F Decision: Permission Granted

Installation of gas fired heaters to replace existing electric water heaters. Gas flues to be

taken through roof to external.

Decision Date: 20 November 2013.

Application Number: Z/2013/0234/LBC Decision: Consent Granted

Replace existing electric water heating with gas fired water heaters. Gas flue is required

to penetrate the roof as detailed on the accompanying installation drawing.

Decision Date: 20 November 2013

	Application Number: Z/2008/1029/F Decision: Permission Granted Erection of a 1.2m high bronze sculpture. Decision Date: 23 June 2008	
4.0	Policy Framework	
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035. Policies BH1 and BH3	
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) Belfast Local Development Plan, Plan Strategy 2035	
4.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)	
5.0	Statutory Consultees Responses DfC HED were consulted and had no objection.	
6.0	Publicity and Representations The application was advertised on 21 September 2023. No representations have been received.	
7.0	Assessment	
7.1	Development Plan Context	
7.1.1	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.	
7.1.2	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.	
7.1.3	The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.	
7.1.4	<b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.	
7.1.5	<b>Proposals Maps</b> – 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.

## 7.2 Impact on the architectural and historic qualities of the Listed Building

- 7.2.1 Section 91 (2) of the Planning Act (Northern Ireland) 2011 applies which states '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.'
- 7.2.2 Policy BH1 of the Plan Strategy provides policy for the extension or alteration of a listed building and four criteria are to be met which are:
  - f. The works preserve, restore and complement the building's features of special architectural or historical importance to ensure the existing building remains intact and unimpaired:
  - g. The design respects the essential character of the existing building and/or setting;
  - h. The proposal makes use of quality materials and appropriate detailing sympathetic with the existing building and/or setting; and
  - i. In the case of extensions, they shall be subservient to the existing building with regard to height, scale, massing, form and alignment;
- 7.2.3 Policy BH1 goes onto state that there will be a presumption in favour of retaining listed buildings. Partial demolition of parts of listed buildings will be wholly exceptional and only acceptable where an alteration or extension proposal has been agreed and that demolition is required to facilitate it. The Strategic Planning Policy Statement essentially repeats this policy approach.
- 7.2.4 The proposal is deemed to comply with the SPPS and Policy BH1 of the Plan Strategy. The proposed refill station is black powder coated steel and is slim in nature. This will correspond with existing furniture and features within the building. There will be minimal impact on the existing structure. The essential character of the building will be retained. DfC HED were consulted and were content with the proposal.

## 7.3 Alterations in an Area of Townscape Character

Policy BH3 of the Plan Strategy provides policy for alterations and extensions within an ATC and two criteria are to be met which are:

- e. Locally distinctive features are retained or reinstated where possible; and
- f. Sympathetic materials are used that respect surrounding buildings.
- 7.3.1 The proposed refill station was considered to be the preferred solution to retain as much of the internal features (an internal wall). The refill station will be fixed to an internal wall with 'anti-vandal screws', however there will be minimal impact overall. The proposal will be finished in black steel and is slim in nature. This will be sympathetic with existing features within the building.

#### 8.0 Summary and Recommendation

- 8.1 Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that Listed Building Consent is granted.
- 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 including representations

which may occur during the statutory advertisement period and up until the point of the issuing of the decision.

## 9.0 Draft Conditions

1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.

Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011..

#### **Informatives**

1. This decision relates to the following approved drawing numbers: 01, 06, 07

ANNEX		
Date Valid	13 <sup>th</sup> September 2023	
Date First Advertised	21st September 2023	
Date Last Advertised		
Date of Last Neighbour Notification	N/A	
Date of EIA Determination	N/A	
ES Requested	No	
Drawing Numbers and Title	•	

01 St Georges Market – Site Location Plan

06 Water Refill Station Dimensions

07 St Georges Market – Refill Station Plan