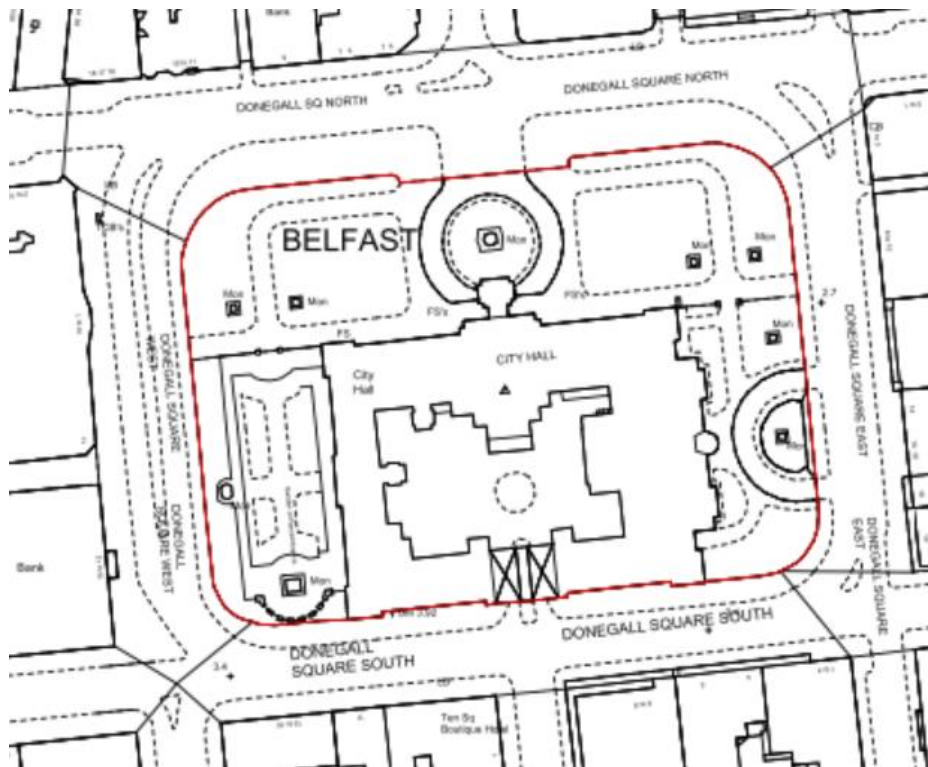
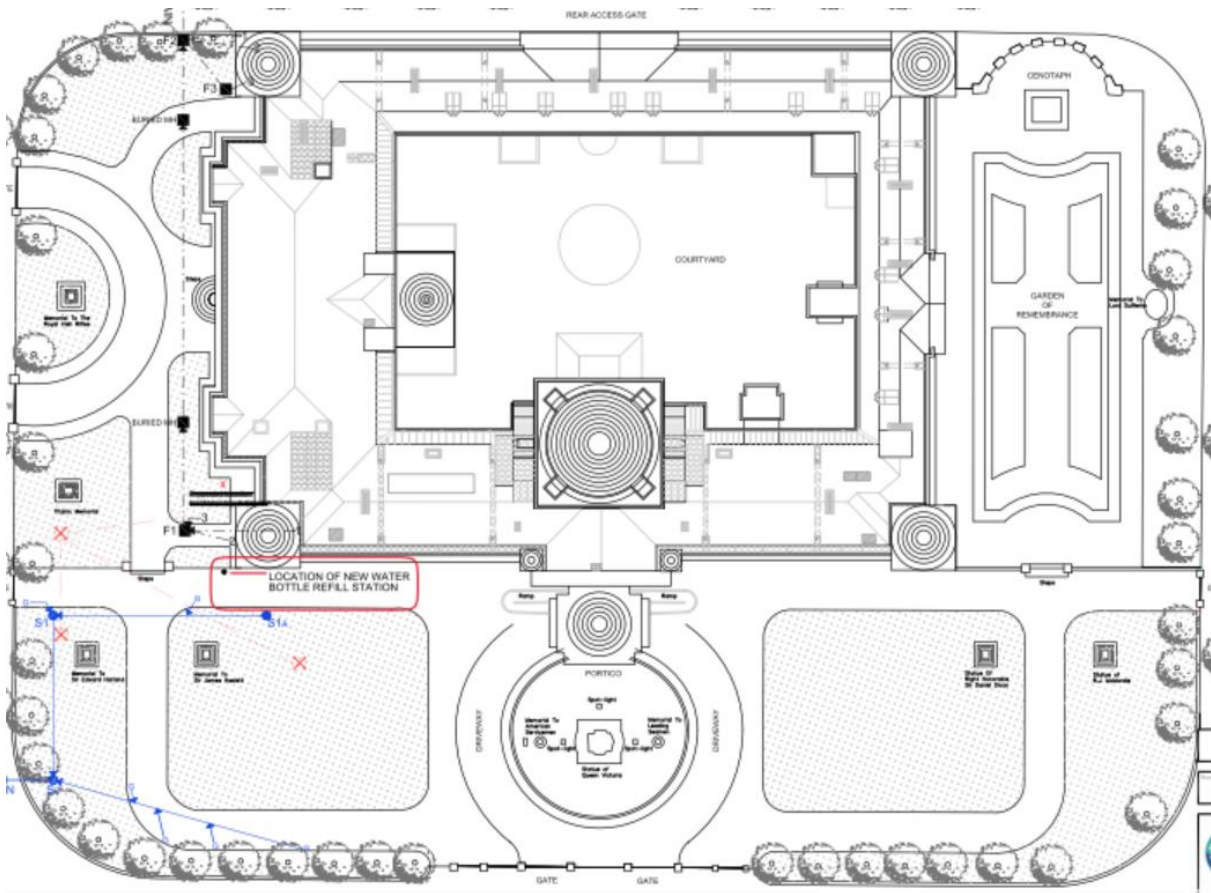


Committee Report

Development Management Report	
Application ID: LA04/2023/3842/LBC	Date of Committee: Tuesday 14 th November 2023
Proposal: Installation of a new water bottle refill station on the grounds of Belfast City Hall	Location: BELFAST CITY HALL 2 DONEGALL SQUARE NORTH BELFAST ANTRIM BT1 5GS
Referral Route: Referral to the Planning Committee under Section 3.8.5 (c) of the Scheme of Delegation (council as applicant)	
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: The application seeks Listed Building Consent to install a water bottle refill station within the grounds of City Hall. The proposed refill station will be black in colour, made from a strong steel frame with a pushbutton activation unit. Belfast City Hall is a Grade A listed building of special architectural or historic interest. Area Plan The site is located within the City Centre in BUAP, within the City Centre Area of Townscape Character in both versions of dBMAP. 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 BH2 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.	

Case Officer Report

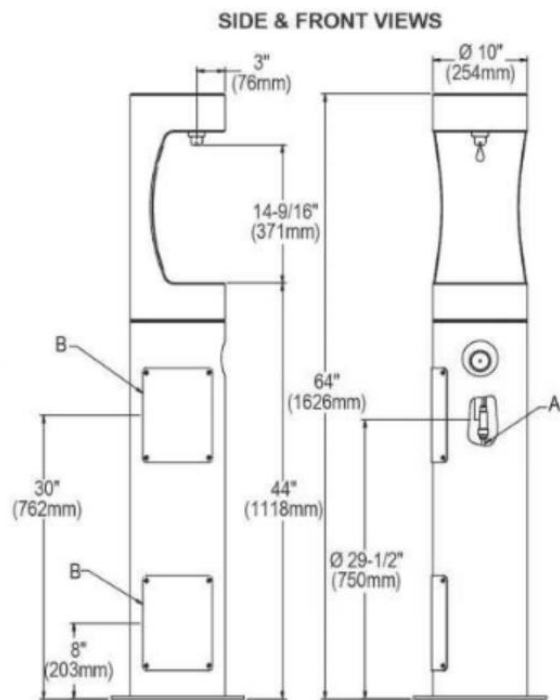
Site Location Plan and Proposed Location



Proposed 3D Image



Proposed Elevations



Characteristics of the Site and Area	
1.0	Description of Proposed Development Installation of a new water bottle refill station
2.0	Description of Site 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. The surrounding area is predominantly commercial to the north of the site and business use to the south of City Hall. The site is located within the City Centre in BUAP and within the City Centre Conservation Area in both versions of dBMAP.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History None relevant to proposal.
4.0	Policy Framework
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035. Policies BH1 and BH2
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 10 th October 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	<p>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.</p>
7.1.4	<p>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.</p>
7.1.5	<p>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.</p>
7.2	<p>Impact on the architectural and historic qualities of the Listed Building</p>
7.2.1	<p>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.’</p>
7.2.2	<p>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:</p> <ul style="list-style-type: none"> 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	<p>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.</p>
7.2.4	<p>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. There will be minimal impact on the existing listed building and the grounds of City Hall. The essential character of the building will be retained. DfC HED were consulted and were content with the proposal.</p>
7.3	<p>New buildings in a Conservation Area</p> <p>Policy BH3 of the Plan Strategy provides policy for new development within a conservation Area. The proposal complies with the following criteria:</p> <ul style="list-style-type: none"> a. The character and appearance of the area is preserved or enhanced;

	<ul style="list-style-type: none"> b. The development respects the built form of the area by way of height, scale, form, legibility, materials and detailing; c. Key views within, into or out of the area are not negatively impacted; d. Trees, archaeological or other landscape features contributing to the character or appearance of the area are protected and / or integrated in an appropriate manner; and e. Regard is given to relevant supplementary planning guidance.
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.
8.2	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 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
	<ul style="list-style-type: none"> 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. <p style="text-align: center;">Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.</p> <p>Informatives</p> <ul style="list-style-type: none"> 1. This decision relates to the following approved drawing numbers: 01, 02, 05, 06

ANNEX	
Date Valid	22 nd August 2023
Date First Advertised	10 th November 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 Site Location Plan 02 Refill Station Location Plan 05 Water Refill Station Elevation 06 Water Refill Station Dimensions	