

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 30 July 2015	Item Number: 16
Application ID: LA04/2015/0194/F	
Proposal: Erection of 3.0m high bronze sculpture/statue including granite plinth on a paved area within Cathedral Gardens (Buoys Park)	Location: Cathedral Gardens Academy Street Belfast BT1
Referral Route: Belfast City Council Application	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council, Project Management Adelaide Exchange 24-26 Adelaide Street Belfast BT2 8GB	Agent Name and Address:
<p>Executive Summary:</p> <p>The application seeks full permission for the erection of a 3.0m high bronze sculpture of John 'Rinty' Monaghan in Cathedral Gardens, within the Cathedral Conservation Area. The main issue to be considered in this case is:</p> <ul style="list-style-type: none"> the impact of the proposal upon the character and appearance of the Conservation Area. <p>The proposal has been assessed against relevant planning policies including BMAP, PPS1 and PPS6. The proposal is considered as an enhancement of the character and appearance of the Conservation Area.</p> <p>Transport NI has no objections.</p>	

- Impact of the proposal upon the character and appearance of the Conservation Area.

The proposal has been assessed against relevant planning policies including BMAP, PPS1 and PPS6. The proposal is considered as an enhancement of the character and appearance of the Conservation Area.

Transport NI has no objections.

Characteristics of the Site and Area

1.0 The application is located within the Cathedral Conservation Area. The site is bordered by York Road, Academy Street and Donegall Street. It is a public open space with pre-existing artwork and stone paved and grass areas. The site has a mostly flat topology apart from a small raised platform for the grass area. There is seating present, which surrounds the raised tree boxes at the York Street side. The site is enclosed with a low concrete wall measuring 1ft in height.

2.0 The neighbouring buildings are primarily in non-residential use such as office, commercial, education and for religious purposes. It is in close proximity to St Anne's Cathedral and the University of Ulster Campus.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

None applicable. There is a current application for improved public realm in the area, ref ID LA04/2015/184/F.

4.0 Policy Framework

4.1 Belfast Metropolitan Area Plan 2015

4.2 Planning Policy Statements 1: General Principles

4.3 Planning Policy Statement 6: Planning, Archaeology and the Built Environment.

5.0 Statutory Consultees Responses

5.1 Transport NI – have no objection

6.0 Non Statutory Consultees Responses

6.1 None

7.0 Representations:

7.1 None

8.0 Other Material Considerations

8.1 None

9.0 Assessment

9.1 The key issue to consider is the effect upon the character and appearance of the Conservation Area.

9.2 The scale, design and materials of the proposal are sympathetic and will not detract from the appearance and character of the surrounding area.

9.3 This proposal has been assessed against PPS1, the sculpture is considered to be of high quality and design which will help to improve the quality of the existing environment.

9.4 In relation to PPS6 Policy BH 12, the Council will allow proposals in Conservation Areas that enhance the character and appearance of the area and that are sympathetic with the characteristic built form of the area. The scale, form, materials and detailing of the development should also be respectful of the characteristics of other buildings present in the area.

9.5 The proposed sculpture does not have a negative effect on the appearance of the immediate neighbourhood. It is well designed, sensitively sited and contributes positively to the area. The scale and size is in keeping with the area. The sculpture gives a sense of quality, permanence and celebration of a local athlete's success and will enhance the character and appearance of the Conservation Area.

9.6 The conservation officer was consulted on the submitted details and confirmed that the proposal would not adversely impact on the Cathedral Conservation Area. It therefore complies with PPS6's requirements in this regard.

9.7 Transport NI were consulted and offered no objection.

9.8 Neighbouring residents have been consulted as part of the Neighbour Notification Scheme. No objections have been received from third parties.

9.9 The proposal complies with the Area Plan and relevant policies. Approval of permission is recommended.

Neighbour Notification Checked

N/A

Summary of Recommendation: Approval

Conditions

1. As required by Article 61 of the Planning (Northern Ireland) Act 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason Time Limit

ANNEX

Date Valid

17th April 2015

Date First Advertised

8th May 2015

Date Last Advertised

Details of Neighbour Notification

The Owner/Occupier,
25-51 Art & Design Centre York Street Town Parks

The Owner/Occupier,
St Anne's Cathedral Donegall Street Town Parks

Date of Last Neighbour Notification	2nd June 2015
Date of EIA Determination	N/A
ES Requested	No
Planning History	
<p>Ref ID: LA04/2015/0184/F Proposal: Belfast Streets ahead-phase 3. Public realm/ environmental improvement project to improve streetscape and create flexible public spaces through the provision of high quality natural stone paving, street furniture, trees, lighting and soft landscaping. Stopping up of a section of Library Street to create Library Square. Stopping up of a section of Academy Street to extend Cathedral Gardens Address: Royal Avenue, York Street (part), Frederick Street, Great Patrick Street (part), York Lane, Library Street (part), Little Donegall Street (part), Academy Street, Talbot Street, Curtis Street, Clarkes Lane, Exchange Street West & Cathedral G Decision: Under Consideration Decision Date: N/A</p>	
Summary of Consultee Responses	
Transport NI was consulted and offered no objections.	
Drawing Numbers and Title	
<p>Drawing No. 01 Type: Location Map Status: Submitted</p> <p>Drawing No. 02 Type: Block Plan Status: Submitted</p> <p>Drawing No. 03 Type: Proposed Elevation Status: Submitted</p>	
Notification to Department (if relevant)	
<p>Date of Notification to Department: N/A Response of Department:</p>	