

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: Z/2010/0642/DCA	Target Date:
Proposal: Demolition of existing buildings on site and removal of all trace of existing buildings to leave site clear for new development.	Location: Buildings at 83-87 Castle Street, leading onto 7 Marquis Street, Belfast, BT1 1JJ
Referral Route:	
Recommendation:	Approval
Applicant Name and Address: Fenton Partnership C/O Agent	Agent Name and Address: McCutcheon & Wilkinson 18 Linenhall Street, Ballymena BT43 5AL
Executive Summary:	
<p>The application seeks Conservation Area Consent for the demolition of the existing building on the site.</p> <p>The main planning issues include:</p> <ul style="list-style-type: none"> • The principle of the demolition at this location; and • Impact on the Character of the City Centre Conservation Area; <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan 2015 and is identified as being within the City Centre Conservation Area. The principle of demolition is considered acceptable as the existing buildings do not make a material contribution to the character and appearance of the City Centre Conservation Area.</p> <p>The proposal has been assessed against Planning Policy Statement 6: Planning, Archaeology and the Built Environment and in relation to the replacement scheme under Z/2010/0691/F for the construction of 6 storey retail and office use building.</p> <p>No consultations were considered necessary. No Objection has been received.</p> <p>Conservation Area Consent is recommended.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0 Description of Proposed Development

Demolition of existing building on site.

2.0 Description of Site

Vacant site addressing the primary city centre thoroughfare of Castle Street. It is currently occupied by a non historic retail unit, with boundary wall to the adjacent premises at number 81 - though the site is bounded by a hoarding screen. The existing plan drawings show an ex butchers store to the rear. Non historic two storey retail buildings faced in render are located either side. The gabled Number 89 is rendered with a tiled roof, with a horizontal strip type window at first floor level. Number 79 is set back at second floor level with glazing to ground and first floors. A small section of the site addresses Marquis Street.

Planning Assessment of Policy and other Material Considerations

3.0 Site History

Z/2009/0219/O 83-87 Castle Street, Belfast- Demolition of existing buildings and construction of a 4 storey commercial building with rear access for fire escape, 1no. retail unit on the ground floor and 3no. office units above.

4.0 Policy Framework

Belfast Metropolitan Area Plan 2015
 SPPS
 Regional Development Strategy
 Strategic Planning Policy Statement for Northern Ireland
 Planning Policy Statement 6- Planning Archaeology and the Built Environment

5.0	Statutory Consultees
	N/A
6.0	Non- Statutory Consultees
	N/A
7.0	Representations
	No representations received.
8.0	Other Material Considerations
	City Centre Conservation Area booklet
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> • The principle of demolition at this location; and • Impact on the city Centre Conservation Area
9.2	The site is located within the development limits of Belfast in BMAP 2015 and within the City Centre Conservation Area. It is considered that the principle of demolition of the existing buildings is considered acceptable as they do not make a material contribution to the character and appearance of the Conservation Area.
9.3	The proposal has been assessed against BH14 (Demolition in a Conservation area) and the City Centre Conservation Area booklet.
9.4	The existing building on the site which is hidden from view by a hoarding is a single storey and takes up a small portion of the site. It does not contribute to the character and appearance of the CCCA. In fact the existing frontage between Marquis Street and Chapel Lane is aesthetically poor, of inappropriate scale and has a negative impact on the Conservation Area. It does not contain any buildings of architectural or historic interest.
9.5	Having regard to the Development Plan, relevant planning policies and other material considerations, it is considered that the demolition of the existing buildings on the site is acceptable. Conservation Area Consent is recommended.
10.0	Summary of Recommendation: Approval
	Having regard to the development plan, relevant planning policies, and other material considerations, it is considered that the development is acceptable. Approval is recommended with conditions.
11.0	Conditions
	<p>1. In accordance with Article 51(5) of the Planning Order (NI) 1991, the buildings shall not be demolished until a contract for the redevelopment of the site in accordance with the detailed proposals under application reference Z/2010/0691/F has been agreed, and evidence of that contract submitted to and approved in writing by the Department.</p> <p>Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the City Centre Conservation Area.</p>

12.0	Notification to Department (if relevant) N/A
13.0	Representations from Elected Members N/A

ANNEX	
Date Valid	18th May 2010
Date First Advertised	4th June 2010
Date Last Advertised	4 th June 2010
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier 12 Marquis Street, Town Parks, Belfast, BT01 1JJ</p> <p>The Owner/Occupier 2 Marquis Street, Town Parks, Belfast, BT01 1JJ</p> <p>The Owner/Occupier 3-5, Marquis Street, Town Parks, Belfast, BT01 1JJ</p> <p>The Owner/Occupier 6 Chapel Lane, Town Parks, Belfast, BT01 1HH</p> <p>The Owner/Occupier 6 Marquis Street, Town Parks, Belfast, BT01 1JJ</p> <p>The Owner/Occupier 7 Marquis Street, Town Parks, Belfast, BT01 1JJ</p> <p>The Owner/Occupier 72-78, Castle Street, Town Parks, Belfast, BT01 6HD</p> <p>The Owner/Occupier 79-81, Castle Street, Town Parks, Belfast, BT01 6GJ</p> <p>The Owner/Occupier 8&10, Marquis Street, Town Parks, Belfast, BT01 1JJ</p> <p>The Owner/Occupier 80-90, Castle Street, Town Parks, Belfast, BT01 6HE</p> <p>The Owner/Occupier 83 Castle Street, Town Parks, Belfast, BT01 6GJ</p> <p>The Owner/Occupier 85-87, Castle Street, Town Parks, Belfast, BT01 6GJ</p> <p>The Owner/Occupier 89 Castle Street, Town Parks, Belfast, BT01 0GJ</p> <p>The Owner/Occupier 9-13, Marquis Street, Town Parks, Belfast, BT01 1JJ</p> <p>The Owner/Occupier 91 Castle Street, Town Parks, Belfast, BT01 1GJ</p>	
Date of Last Neighbour Notification	26th May 2010
Date of EIA Determination	N/A
ES Requested	No

Drawing Numbers and Title

01