

## Committee Application

<b>Development Management Report</b>	
<b>Application ID:</b> LA04/2020/0586/F	<b>Committee Decision Date:</b> 21 <sup>st</sup> April 2020
<b>Proposal:</b> Environmental improvement scheme to pedestrian entry comprising painted artwork on building facade and feature lighting installation.	<b>Location:</b> Winecellar Entry Belfast BT1 1QN
<b>Referral Route:</b>	Application made by Belfast City Council
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ	<b>Agent Name and Address:</b> Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ
<p><b>Executive Summary:</b> Planning Permission is sought for the installation of artwork on the external façade of the building within Winecellar Entry as well as the installation of a feature lighting system. This forms part of a citywide lighting strategy undertaken by Belfast City Council to improve Belfast Entries to create more welcoming, vibrant and safer places.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> <li>• Impact on character and appearance of the area including Belfast City Centre Conservation Area</li> <li>• Impact on amenity</li> <li>• Impact on highway safety</li> </ul> <p>The application site lies within the development limits for Belfast. The site is located within Belfast City Centre Conservation Area. Overall, the proposal would enhance the character and appearance of the area including the City Centre Conservation Area and would not be detrimental to the amenity of neighbouring properties or harmful to highway safety.</p> <p>The application has been neighbour notified and advertised in the local press, no comments have been received to date. Historic Environment Division have been consulted and have raised no initial objections and a final response following re-consultation on further details submitted is awaited. Environmental Health have also been consulted and a final response is also awaited.</p> <p>The proposal has been assessed against and is considered to comply with the SPPS, BUAP, Draft BMAP, PPS3 and PPS6. Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended for approval.</p> <p><b>Recommendation</b> It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by consultees and third parties.</p>	



## Winecellar Entry



<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<p><b>Description of Proposed Development</b></p> <p>The application is for an environmental improvement scheme comprising of painted artwork on the building facade within Winecellar Entry as well as a feature lighting installation which will consist of 100 individual lights, covering an area of approx. 6.6m x 10.5m that will be almost 5.5m above ground level. The feature lighting will be of an organic fluid floating form, created by 3D printing with ocean plastic.</p>
<b>2.0</b>	<p><b>Description of Site and Area</b></p> <p>The application is located at Winecellar Entry, which connects Rosemary Street, High Street and Lombard Street. The character of the area is representative of the city centre, comprised primarily of retail and office uses. The site is within the development limit of Belfast as designated in both the BUAP and draft BMAP. The site also falls within the City Centre Conservation Area.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<p><b>Site History</b></p> <p><u>Castle Arcade</u> LA04/2020/0589/F – Environmental improvement scheme to pedestrian entry comprising painted artwork on building facade and feature lighting installation – Under Consideration</p> <p><u>Crown Entry, Wilsons Court, Joys Entry, Pottinger’s Entry, Coles Alley</u> LA04/2020/0587/F – Environmental Improvement scheme to pedestrian entry comprising painted artwork on building facade and feature lighting installation – Under Consideration</p>
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	(Draft) Belfast Metropolitan Area Plan (BMAP) 2015
	The extant development plan is the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
	Draft BMAP 2004
4.2.1	Policy SETT2 Development with the Metropolitan Development Limit and Settlement Development Limits
	Draft BMAP 2015 (purported to be adopted)
4.2.2	Policy SETT 2 Development within the Metropolitan Development Limits and Settlement Development Limits.
4.3	Regional Development Strategy 2035
4.4	Strategic Planning Policy Statement 2015
4.5	Planning Policy Statement 3: Access, Movement and Parking
4.6	Planning Policy Statement 6: Planning Archaeology and the Built Heritage
<b>5.0</b>	<b>Statutory Consultees Responses</b>
5.1	Historic Environment Division – awaiting a response <ul style="list-style-type: none"> <li>• Consulted due to the potential impact on surrounding listed buildings.</li> </ul>
<b>6.0</b>	<b>Non-Statutory Consultees Responses</b>
6.1	Environmental Health - awaiting a response
<b>7.0</b>	<b>Representations</b>

7.1	The application was neighbour notified on the 23 <sup>rd</sup> March 2020. It was advertised in the local press on the 20 <sup>th</sup> March 2020. The consultation period does not expire until the 30 <sup>th</sup> April 2020. No representations have been received to date. Any further representations received will be reported as an update to committee.
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	Belfast City Centre Conservation Area Design Guide Section 104 of the Planning Act (Northern Ireland) 2011
<b>9.0</b>	<b>Assessment</b>
9.1	The proposal is considered to be in compliance with the development plan.
9.2	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> <li>• Impact on the character and appearance of the surrounding area including Belfast City Centre Conservation Area</li> <li>• Impact on amenity</li> <li>• Impact on highway safety</li> </ul> <p><u>Impact on the character and appearance of the area including Belfast City Centre Conservation Area</u></p>
9.3	The scale, form, materials and detailing of the artwork respects the adjoining buildings in the area. At present, the pedestrianised thoroughfare of Winecellar Entry is run down and uninviting. The proposed artwork and floating feature lighting would enhance the lighting of the entry and help create a safer and more inviting space. The proposed lighting which would be almost 5.5m above ground level and would create an aesthetically pleasing feature within the entry way. Due to the self-contained nature of the entry, there would be no impact on the wider area or surrounding listed buildings.
9.4	Historic Environment Division were consulted as part of the application process and they have initially confirmed they have no concerns with the proposal. Historic Environment Division has been re-consulted following the receipt of further details on the feature lighting and we are awaiting a response. It is envisaged, given HED's initial response and the nature of the lighting, there will be no objections raised. Overall, the proposal complies with PPS6, the SPPS and Section 104 of the Planning Act (Northern Ireland) 2011 in that the artwork and lighting would enhance the character and appearance of the area including the City Centre Conservation Area.
9.5	<u>Amenity</u> Environmental Health Team have been consulted as part of the application process – we are awaiting a response. It is envisaged there will be no in principal objections given the high-level nature of the projection, low-level lighting and surrounding land uses. There are no residential properties located in close proximity to the proposal with the majority of buildings in commercial use and therefore there will be no detrimental impact on the amenity of adjoining properties in accordance with the SPPS.
9.6	<u>Impact on highway safety</u> The lighting will be positioned above the entry, almost 5.5m above ground level therefore it will not block or impair views of any road signs or interfere with vehicular or pedestrian traffic. As such, there will be no impact on highway safety and the proposal would comply with PPS3 and the SPPS in this regard.
<b>10.0</b>	<b>Summary of Recommendation: Approval subject to conditions</b> Having regard to the policy context and other material considerations, it is concluded that the proposal is considered acceptable is recommended. It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building

	Control to finalise the wording of conditions subject to no new substantive planning issues being raised by consultees and third parties.
<b>11.0</b>	<p><b>Conditions</b></p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
<b>Notification to Department (if relevant):</b> N/A	
<b>Representations from Elected members:</b> N/A	

**Details of Neighbour Notification (all addresses)**

The Owner/Occupier,

9 - 18 Rosemary Street, Belfast, Antrim, BT1 1QD

7 – 17 Bridge Street, Belfast, Antrim, BT1 1LT

11 – 24 Lombard Street, Belfast, Antrim, BT1 1RB

1-3 Scottish Widows Building, Lombard Street, Belfast, Antrim, BT1

14-16 Washington House, High Street, Belfast, Antrim, BT1 2BD

18 High Street, Belfast, Antrim, BT1 2BD

19 Bridge Street, Belfast, Antrim, BT1 1LT

1-9 , Winecellar Entry, Belfast, Antrim, BT1 1QN

1 Bridge Street, Belfast, Antrim, BT1 1LT

13 Lombard Street, Belfast, Antrim, BT1 1RH

20-22 , High Street, Belfast, Antrim, BT1 2BD

21-27 , Lombard Street, Belfast, Antrim, BT1 1RB

22-24 Gordon House, Lombard Street, Belfast, Antrim, BT1 1RD

24 Rosemary Street, Belfast, Antrim, BT1 1QD

2-6 , Winecellar Entry, Belfast, Antrim, BT1 1QN

2-8 , Rosemary Street, Belfast, Antrim, BT1 1QD

2 High Street, Belfast, Antrim, BT1 2BA

3-5 , Bridge Street, Belfast, Antrim, BT1 1LT

4-10 Middleton Building, High Street, Belfast, Antrim, BT1 2BA

4-8 , High Street, Belfast, Antrim, BT1 2BA

7 Bridge Street, Belfast, Antrim, BT1 1LT

9 Rosemary Street, Belfast, Antrim,

Ground - 1st 3rd Floor, 9 Rosemary Street, Belfast, Antrim, BT1 1QA

Horwath House, 20 Rosemary Street, Belfast, Antrim, BT1 1QD