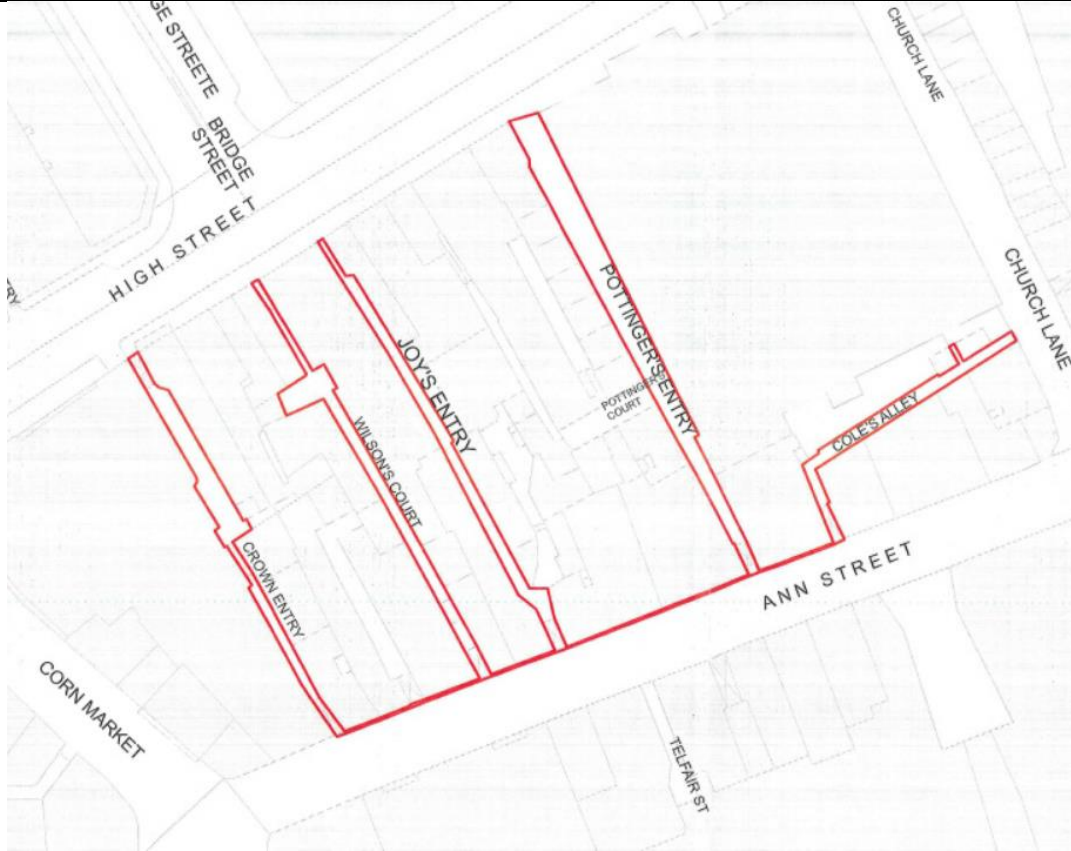


Committee Application

Development Management Report	
Application ID: LA04/2020/0587/F	Date of Committee: 16 th June 2020
Proposal: Environmental improvement scheme to pedestrian entry comprising painted artwork on building facade and feature lighting installation.	Location: Crown Entry, Wilsons Court, Joys Entry, Pottinger's Entry, Coles Alley Belfast
Referral Route: Application made by Belfast City Council	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ
<p>Executive Summary: Planning Permission is sought for the installation of artwork on the external façade of various buildings within Crown Entry, Wilsons Court, Joys Entry, Pottinger's Entry and Coles Alley as well as the installation of a feature lighting system in Crown Entry. 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"> • Impact on character and appearance of the area including Belfast City Centre Conservation Area • Impact on amenity • Impact on highway safety <p>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 offer no objections.</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>Recommendation – Approval subject to conditions 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 third parties.</p>	

Case Officer Report

Site Location Plan





Crown Entry

Archway Lighting Proposal

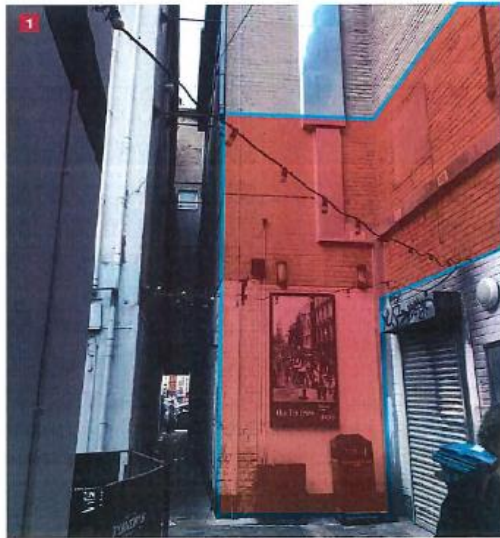
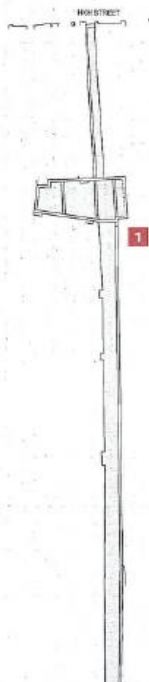


Location:
Lighting will be fixed to the rim of the inner lip of the archway to uplift the features.

ENTRY 2
Wilson's Court
Locations for street art painting numbered and indicated in red.



Site Plan

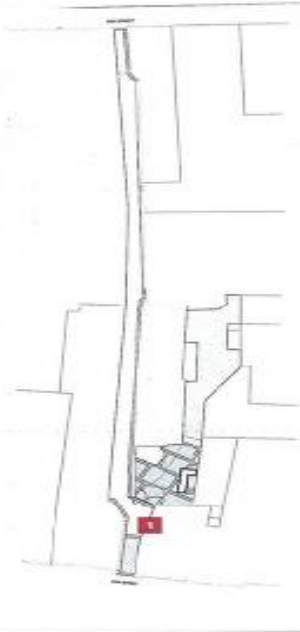


1 Wall

entry 3
Joy's Entry
Locations for street art painting numbered and indicated in red.



Site Plan



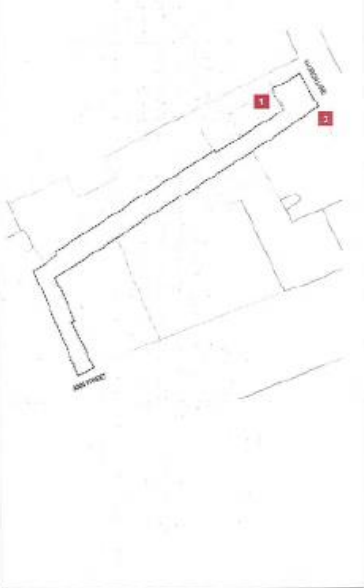
1 Ann Street overhang face and adjoining wall

The Entries 2020 - Daisy Chain Inc. & Form Native - Belfast City Council

entry 5
Cole's Alley
Locations for street art painting numbered and indicated in red.



Site Plan



1 Gable wall perpendicular to Church Lane



2 End wall facing down Church Lane

Art style
Arnatomix



11 The Entries 2020 - Daisy Chain Inc. & Form Native - Belfast City Council

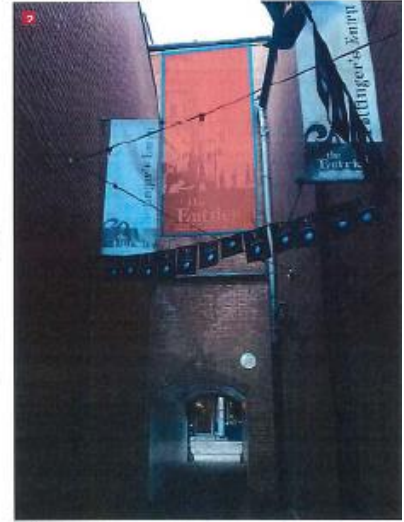
ENTRY 4
Pottingers Entry
Locations for street art painting numbered and indicated in red.



Site Plan



1 High Street entrance one side

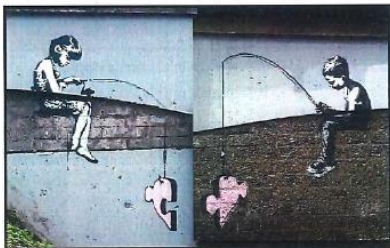


2 Ann Street entrance above tunnel

ENTRY 1
Crown Entry
Indicative examples of work by the proposed Artist.



Artist style
ADW



Characteristics of the Site and Area	
1.0	Description of Proposed Development The application is for the installation artwork on the external façade of various buildings within Crown Entry, Wilsons Court, Joys Entry, Pottinger's Entry and Coles Alley, as well as the installation of a feature lighting system. The feature lighting will be installed within Crown Entry and will be fixed to the rim of the inner lip of the archway to highlight the features.
2.0	Description of Site and Area The application site is located at Crown Entry, Wilsons Court, Joys Entry, Pottinger's Entry and Coles Alley, which are all enclosed by Corn Market, High Street, Church Lane, and Ann 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.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History <u>Winecellar Entry</u> LA04/2020/0586/F - Environmental improvement scheme to pedestrian entry comprising painted artwork on building facade and feature lighting installation – Permission Granted <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
4.0	Policy Framework
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
5.0	Statutory Consultees Responses
5.1	Historic Environment Division – no objection
6.0	Non-Statutory Consultees Responses
6.1	None
7.0	Representations

7.1	The application was neighbour notified on the 20 th May 2020. It was advertised in the local press on the 20 th March 2020. The consultation period expired on the 20 th April 2020. No representations have been received to date. Any further representations received will be reported as an update to committee.
8.0	Other Material Considerations
8.1	Belfast City Centre Conservation Area Design Guide Section 104 of the Planning Act (Northern Ireland) 2011
9.0	Assessment
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"> • Impact on the character and appearance of the surrounding area including Belfast City Centre Conservation Area • Impact on amenity • Impact on highway safety
9.3	<u>Impact on the character and appearance of the area including Belfast City Centre Conservation Area</u> The scale, form, materials and detailing of the artwork respects the adjoining buildings in the area. At present, the pedestrianised entry of Entries are run down and uninviting. The proposed artwork would be installed in 8 separate locations within the entries which would enhance the visual amenity of the areas, while the feature lighting would be installed within Crown Entry and would help create a safer and more inviting space. The proposed lighting would be installed on the ceiling of the entry 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. Historic Environment Division were consulted as part of the application process and they have confirmed they have no concerns with the proposal. 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.
9.4	<u>Amenity</u> 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.
9.5	<u>Impact on highway safety</u> The lighting will be positioned above the entry at ceiling level, and 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.
10.0	Summary of Recommendation: Approval subject to conditions 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 third parties.
11.0	Conditions 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

	<p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. Prior to installation the final artwork scheme will be submitted for approval to the Planning Authority, the artwork hereby approved shall not include lettering or brand imaging of any kind.</p> <p>Reason: To ensure the artwork preserves and enhances the Conservation Area</p>
<p>Notification to Department (if relevant): N/A</p>	
<p>Representations from Elected members: N/A</p>	

Details of Neighbour Notification (all addresses)

1,15a ,Pottingers Court,Belfast,Antrim,BT1 4DU
10a ,Ann Street,Belfast,Antrim,BT1 4EF
11-13 ,Church Lane,Belfast,Antrim,BT1 4QN
1-15 ,High Street,Belfast,Antrim,BT1 2AA
11-15 ,Pottingers Entry,Belfast,Antrim,BT1 4DT
12-16 ,Corn Market,Belfast,Antrim,BT1 4DD
12-15 ,Wilsons Court,Belfast,Antrim,BT1 4DQ
11 -15 Bridge Street,Belfast,Antrim,BT1 1LT
14 Ann Street,Belfast,Antrim,BT1 4EF
16-22 ,Ann Street,Belfast,Antrim,BT1 4EF
17 Bridge Street,Belfast,Antrim,BT1 1LT
17-19 ,Pottingers Entry,Belfast,Antrim,BT1 4DT
18 Pottingers Entry,Belfast,Antrim,BT1 4DT
18-24 ,Corn Market,Belfast,Antrim,BT1 4DD
19 Ann Street,Belfast,Antrim,BT1 4EA
19 Bridge Street,Belfast,Antrim,BT1 1LT
19-21 ,High Street,Belfast,Antrim,BT1 2AA
19-21 High Park Centre,Church Lane,Belfast,Antrim,BT1 4QN
1st & 2nd Floor,10 Ann Street,Belfast,Antrim,BT1 4EF
1st Floor (Rear),47-53 Hampton House,High Street,Belfast,Antrim,BT1 2AB
1st Floor,42 Church Lane,Belfast,Antrim,BT1 4QN
20 High Street,Belfast,Antrim,BT1 2BD
23-25 Highbridge House,High Street,Belfast,Antrim,BT1 2AA
24a-27 ,Ann Street,Belfast,Antrim,BT1 4EB
Hi-Park Centre,High Street,Belfast,Antrim,BT1 2JZ
Highbridge House,25 High Street,Belfast,Antrim,BT1 2AA
Office (1st – 3rd Floor),19-21 ,High Street,Belfast,Antrim,BT1 2AA