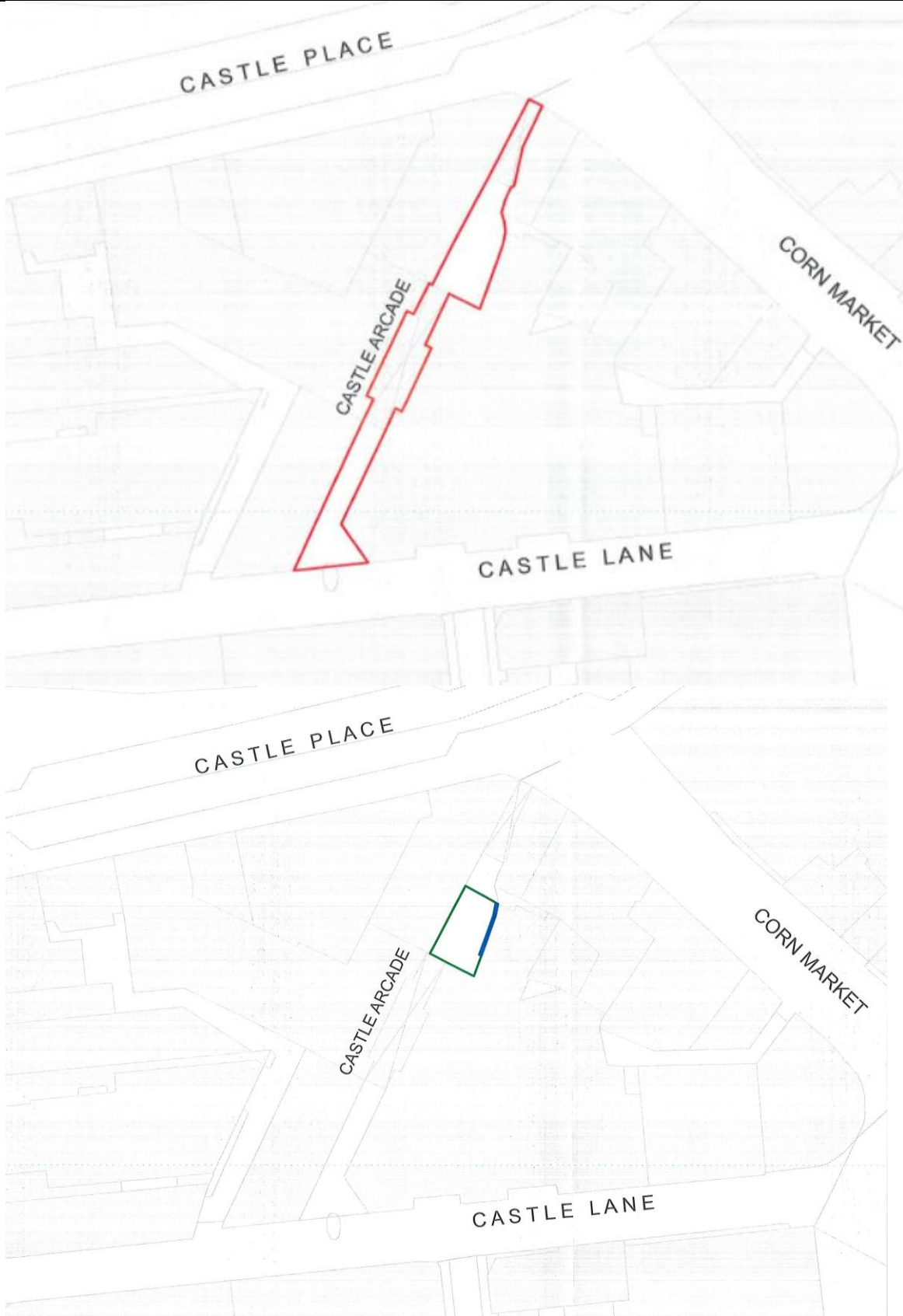


## Committee Decision Application

<b>Development Management Report</b>	
<b>Application ID:</b> LA04/2020/0589/F	<b>Date of Decision:</b> 16 <sup>th</sup> June 2020
<b>Proposal:</b> Environmental improvement scheme to pedestrian entry comprising painted artwork on building facade and feature lighting installation.	<b>Location:</b> Castle Arcade Belfast BT1 5DG
<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 Castle Arcade 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 site is located within Belfast City Centre Conservation Area.            Overall the proposal would enhance the character and appearance of the area including the 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><b>Recommendation – Approval subject to conditions</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 third parties.</p>	

## Case Officer Report

### Site Location Plan



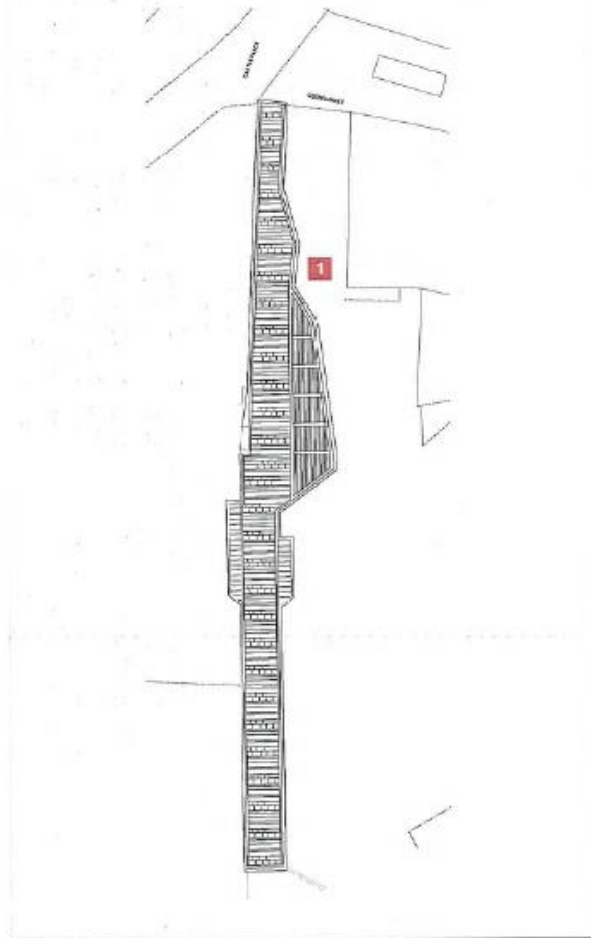
ENTRY 6

Castle Arcade

Locations for street art painting numbered and indicated in red.



Site Plan



1 Large wall surface above white wall to the top of the building

ENTRY 6

Castle Arcade

Indicative examples of work by the proposed Artist.



Artist style

Friz



Artist style

Dreph



<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<b>Description of Proposed Development</b> The application is for the installation artwork on the external façade of building within Castle Arcade, as well as the installation of a feature lighting system. The feature lighting will be installed in an elevated position, almost 10m above ground level and will be of string lighting style. The lighting will cover an area of 8m x 16m and will consist of 128 individual strands of lights, each 4m in length.
<b>2.0</b>	<b>Description of Site and Area</b> The application is located at Castle Arcade, a former shopping complex. 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.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b>  <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>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  <u>Castle Arcade</u> LA04/2019/2352/F - Temporary installation of neon artwork on external façade of building (1 year)Permission Granted
<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  Following the recent Court of Appeal decision on BMAP, the extant development plan is now 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 – no objection
<b>6.0</b>	<b>Non-Statutory Consultees Responses</b>

6.1	None
<b>7.0</b>	<b>Representations</b>
7.1	It was advertised in the local press on the 20 <sup>th</sup> March 2020. The consultation period expired on 20 <sup>th</sup> April 2020. No representations have been received to date. Neighbour notifications issued on the 20 <sup>th</sup> May 2020, the delay was due to coronavirus restrictions. 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>
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 Castle Arcade 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 10m 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. 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, almost 10m 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 third parties.
<b>11.0</b>	<b>Conditions</b>

	<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> <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>
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**Notification to Department (if relevant):** N/A

**Representations from Elected members:** N/A

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

1 Corn Market,Belfast,Antrim,BT1 4DA  
 10-18 ,Castle Place,Belfast,Antrim,BT1 1GB  
 11 Castle Lane,Belfast,Antrim,BT1 5DA  
 11 - 17 Corn Market,Belfast,Antrim,BT1 4DA  
 17 Castle Arcade,Belfast,Antrim,BT1 5DG  
 1st Floor,19-21 Holbeck House,Corn Market,Belfast,Antrim,BT1 4DB  
 2 Castle Place,Belfast,Antrim,BT1 1GB  
 27-29 ,Castle Lane,Belfast,Antrim,BT1 5DB  
 2nd Floor,19-21 Holbeck House,Corn Market,Belfast,Antrim,BT1 4DB  
 39 Castle Lane,Belfast,Antrim,BT1 5DB  
 3rd Floor,19-21 Holbeck House,Corn Market,Belfast,Antrim,BT1 4DB  
 4 – 11 Castle Lane,Belfast,Antrim,BT1 5DA  
 Ground Floor,19-21 Holbeck House,Corn Market,Belfast,Antrim,BT1 4DB  
 Office (2nd Floor),1-9 ,Castle Arcade,Belfast,Antrim,BT1 5DF  
 Office (3rd Floor),1-9 ,Castle Arcade,Belfast,Antrim,BT1 5DF