

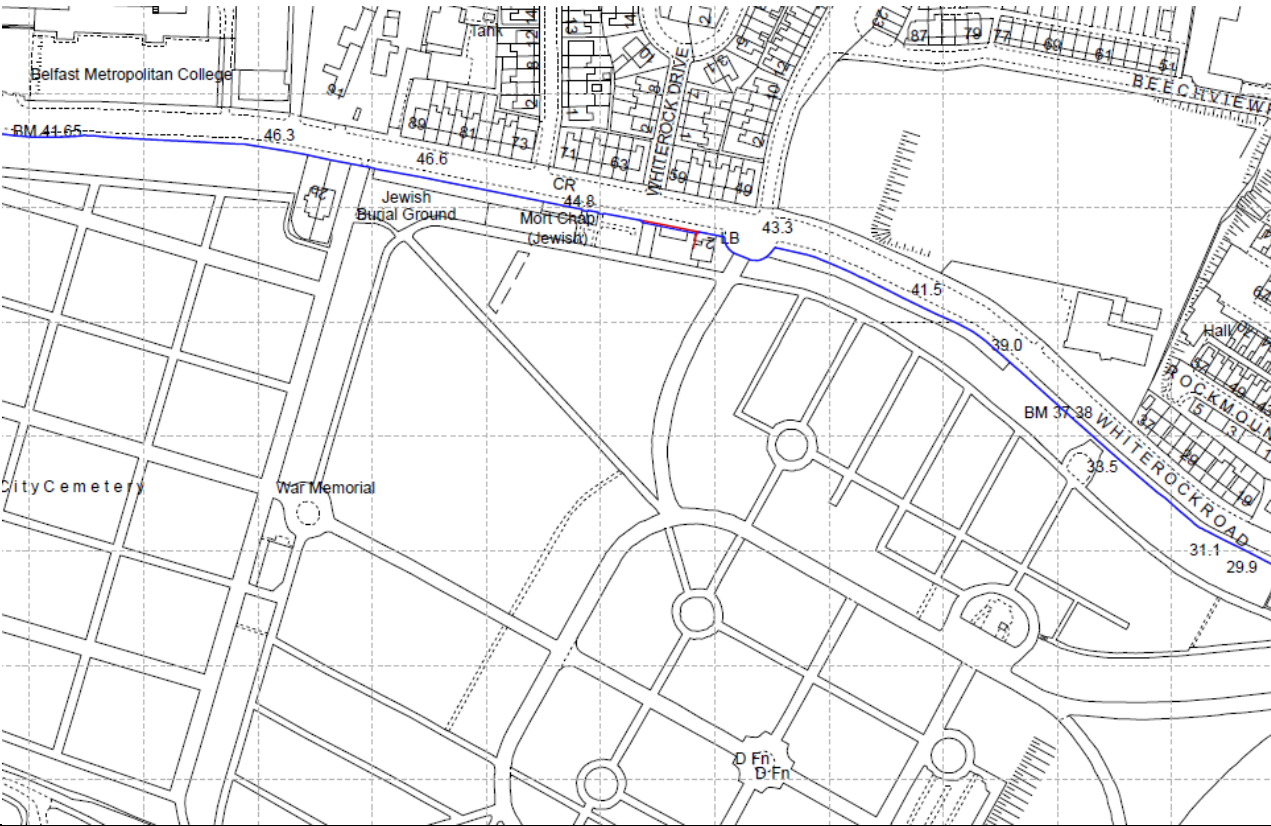
Committee Report

Development Management Report

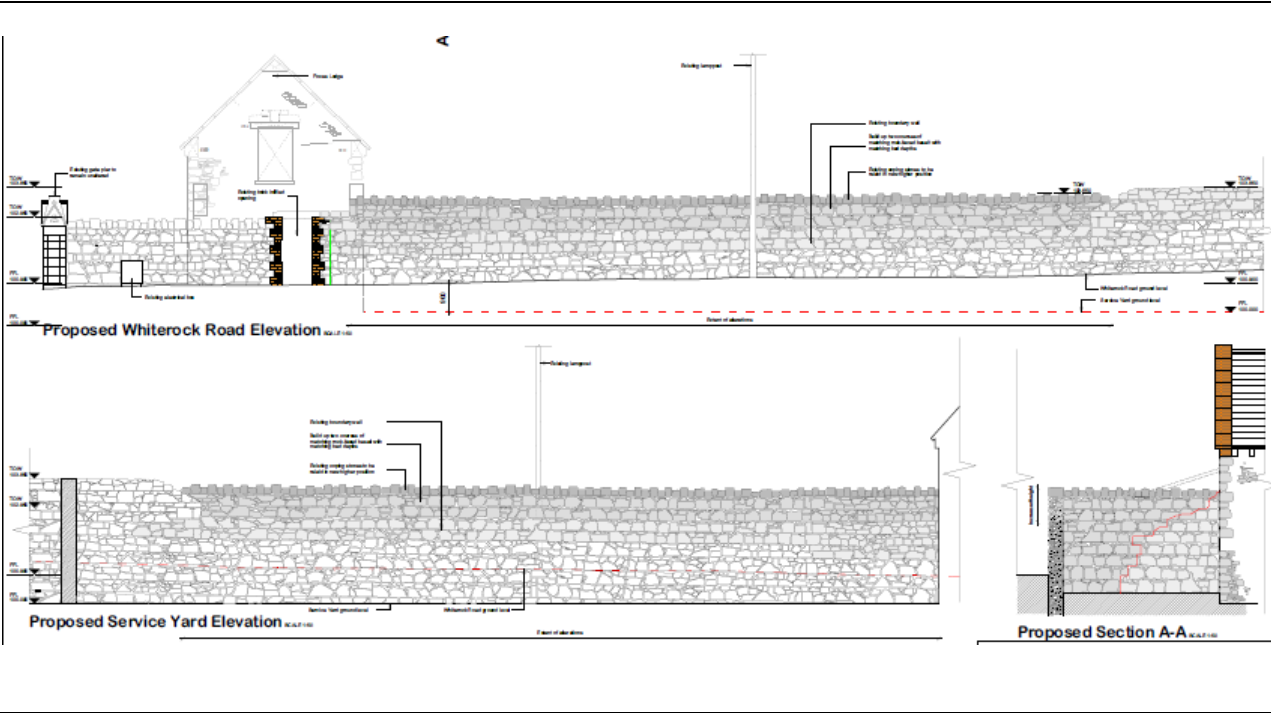
Development Management Report	
Application ID: LA04/2020/2089/F	Date of Committee: Tuesday 15 th December 2020
Proposal: Full application for alterations to a section of wall at the boundary between Whiterock Road and City Cemetery Service Yard, involving increasing the height of the masonry wall to improve site security.	Location: Boundary Wall (northern boundary between Service Yard and Whiterock Road) Belfast City Cemetery Falls Road
Referral Route: Referral to the Planning Committee under Section 3.8.5 (c) of the Scheme of Delegation	
Recommendation: Approval	
Applicant Name and Address: Belfast City Council	Agent Name and Address: Alastair Coey Architects 96 Sydenham Avenue Belfast BT4 2DT
Executive Summary: <p>The proposal is for the alterations to a section of wall at the boundary between Whiterock Road and City Cemetery Service Yard, involving increasing the height of the masonry wall to improve site security. The increase in height varies depending upon the section of wall but is between approximately 0.7m and 1.0m to give a total height of 2.6m</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none">• Design• Impact on the listed wall <p>The proposal is deemed to comply with the SPPS and PPS 6. The proposed development is considered acceptable with no adverse impacts on the listed wall. HED were consulted and had no objections with conditions.</p> <p>The application is brought before committee under section 3.8.5 (c) of the scheme of delegation as the application is made by the Council.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved.</p> <p>Recommendation The application is recommended for approval.</p>	

Case Officer Report

Site Location Plan



Elevations



Characteristics of the Site and Area	
1.0	Description of Proposed Development Full application for alterations to a section of wall at the boundary between Whiterock Road and City Cemetery Service Yard, involving increasing the height of the masonry wall to improve site security.
2.0	Description of Site The site is on the boundary of the city cemetery adjacent to the Whiterock Road. The boundary wall is located adjacent to the entrance to the city cemetery from the Whiterock Road opposite the junction to Britton Parade. The surrounding area is predominately residential with terrace buildings opposite the site as well as a children's play park and a GAA sports ground.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History LA04/2018/1651/F, Belfast City Cemetery, Creation of a new visitor centre for the Belfast City Cemetery, PERMISSION GRANTED, 14.08.2018 LA04/2019/1929/F, Lands adjacent to the Whiterock Road and located at the City Cemetery exit point. Site boundary adjacent to an existing derelict stone building, Temporary re-location of existing Belfast City Council's City Cemetery Service Yard consisting of a new reinforced concrete slab, 5No. new steel storage containers, modular welfare facility, 3m perimeter fence and lighting and CCTV columns. Gates to vehicular and pedestrian access points. PERMISSION GRANTED. 13.03.2020.
4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	Draft Belfast Metropolitan Area Plan 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.
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Planning Policy Statement 6: Planning, Archaeology and The Built Heritage
4.4.1	Policy BH 8: Extension or Alteration of a Listed Building
5.0	Statutory Consultees Responses HED
6.0	Non Statutory Consultees Responses None
7.0	Representations

	The application has been neighbour notified on the 9 th November 2020 and advertised in the local press on the 30 th October 2020. No representations have been received.
8.0	Other Material Considerations None
8.1	Any other supplementary guidance None
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	<p>Assessment</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Design/Scale • Impact on listed building <p>It is considered that the proposal is in compliance with SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.</p> <p>Design/Scale</p> <p>The design complies with the SPPS. The materials of the proposal are to match the existing wall and the existing coping stones will be re-laid on top. The proposed height of 3.6m is acceptable given existing sections of the wall are already at this height.</p> <p>Impact on listed building</p> <p>The boundary walls, piers, gates and railings at the entrance from the Whiterock Road are listed (Grade B2). HED have been consulted and had no objections. The materials are traditional and sympathetic to the existing wall and it is deemed the proposal will retain the character of the listed wall and complies with policy BH 8 of PPS 6.</p>
9.3	Having regard for the policy context and the considerations above, the proposal is deemed acceptable.
10.0	Summary of Recommendation: Approval
11.0	Conditions <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. Prior to commencement of works details shall be submitted and approved in writing by the Council in conjunction with HED of the accredited conservation professional who will oversee and certify the hereby approved works. 3. Works shall be carried out fully in accordance with the Methodology described in Section 3.4 of the Design and Access Statement. 4. All works, materials and finishes shall be as noted on the information provided. 5. Vegetation removal, raking of joints & repointing shall be carried out by hand or by tools held in the hand other than power-driven tools.

	<p>6. New stone shall match existing rock-faced basalt rubble stone, laid to courses, and shall be bonded in lime, with no cementitious additives.</p> <p>Reason for conditions 2 to 6: to ensure that the materials and details used are of appropriate quality in the interests of maintaining the essential character and appearance of the listed asset and its setting, in compliance with PPS6 BH8 and BH11 & SPPS para 6.12 & 6.13.</p> <p>Informatives</p> <p>1. This application is linked to a Listed Building Consent under the reference LA04/2020/2018/LBC</p>
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<p>Notification to Department (if relevant)</p>
<p>Representations from Elected members:</p>