

Planning Committee Report	28th November 2018
LA01/2018/0911/F	
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Development Management & Enforcement Manager
Cost: (If applicable)	N/a

<u>App No:</u>	LA01/2018/0911/F	<u>Ward:</u>	Mountsandel
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Approximately 5.8m east of Town Hall, 35 The Diamond, Coleraine		
<u>Proposal:</u>	Erection of Ulster Defence Regiment memorial.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	30.07.2018
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u>	08.10.2018
Applicant:	Causeway Coast and Glens Borough Council		
Agent:	James Coulter, 105 Mountsandel Road, Coleraine		
Objections:	0	Petitions of Objection:	0
Support:	0	Petitions of Support:	0

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

1.0 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **APPROVE** planning permission subject to the reasons set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located on a flagged area east of the Town Hall at the Diamond, Coleraine and is beside the existing War Memorial.
- 2.2 The surrounding area is mixed use and is characterised by shops, cafes and retail uses typical of a town centre.

3.0 RELEVANT HISTORY

- 3.1 None

4.0 THE APPLICATION

- 4.1 Full planning permission is sought for Erection of Ulster Defence Regiment memorial.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

None.

5.2 Internal:

DFI Roads: No objections

Historic Environment Division: Historic Monuments (HED:HM):
No objections

Historic Environment Division: Historic Buildings (HED:HB): No
objections

6.0 MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.2 The development plan is:
- Northern Area Plan 2016 (NAP)
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

PPS 6: Planning, Archaeology and the Built Heritage

Addendum to PPS 6: Areas of Townscape Character

PPS 3: Access, Movement and Parking

Policy DES 2: A Planning Strategy for Rural Northern Ireland

Supplementary Planning Guidance

Development Control Advice Note 15 Vehicular Access Standards

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The site is located within the development limit of Coleraine in the Town Centre. It is in Coleraine Area of Archaeological Potential and it is also located within Coleraine Area of Townscape Character.
- 8.2 The proposal must be considered having regard to the SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to: design, archaeology, built heritage and road safety.

Design

- 8.3 The proposal consists of erection of an Ulster Defence Regiment Memorial. It is to be positioned in-between the War Memorial and the Town Hall. It is approx. 1m high and hexagon shaped with an inscription on the top of the monument. The memorial base and top will be made of regal black granite with the main causeway shaped stone column consisting of a solid block of shell white granite. The memorial column will be fixed with stainless steel dowels to the base. With regard to Policy DES 2 of A Planning Strategy for Rural Northern Ireland, the proposal is

considered to be sensitive to the character of the area surrounding the site in terms of design, scale and use of materials.

- 8.4 The proposal is considered to be visually acceptable at this location given its small size and positioning which does not detract from the War Memorial or Town Hall. Proposed materials/finishes are considered acceptable. The proposal is considered to maintain the overall character and respect the built form of the area in compliance with Policy ATC 2 of PPS 6 for development in an ATC.

Archaeology

- 8.5 The site is within the Area of Archaeological Potential for Coleraine so consultation occurred with HED: HM. The Diamond is located at the centre of the historic core of the town, as laid out in the 17th century. Additional groundworks in the Diamond in 1962 uncovered human remains and evidence of possible prehistoric settlement. The potential for below-ground remains to be impacted upon in this location is significant and a programme of archaeological works is therefore merited to mitigate against this impact. HED:HM is content that the proposal satisfies PPS 6 policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works.

Built Heritage

- 8.6 The proposal is in proximity to the Town Hall, Orr Memorial and the War Memorial which are all listed buildings of special architectural and historic interest. HED: HB has reviewed the plans and accompanying information and the proposal would have no greater demonstrable harm on the setting of the listed buildings, which has sufficient presence to remain unaffected by this application. The proposal therefore complies with the SPPS and Policy BH 11 of PPS 6.

Road Safety

- 8.7 Planning permission will only be granted provided the proposal does not prejudice road safety or significantly inconvenience the

flow of traffic. DFI Roads was consulted and express no objections to this proposal.

Habitats Regulations Assessment

- 8.8 The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

9 CONCLUSION

- 9.1 The proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and other material considerations. The memorial is of acceptable design, in a suitable location and does not detract from the visual amenity of the area. The proposal respects the built form of the area and is considered appropriate for the Coleraine ATC. The proposal does not result in archaeological concerns subject to the agreement and implementation of a developer-funded programme of archaeological works. The proposal does not impact upon the setting of listed buildings adjacent given its small height and structure. There are no issues in relation to road safety. Approval is recommended.

10 CONDITIONS

- 10.1 As required by Section 61 the Planning Act (Northern Ireland) 2011 the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
- Reason: Time Limit.
- 10.2 No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Planning Authority. The programme should provide for the identification and evaluation of archaeological

remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.

Reason: To ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

- 10.3 Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department for Communities – Historic Environment Division to observe the operations and to monitor the implementation of archaeological requirements.

Reason: To monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

11 INFORMATIVES

- 11.1 This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
- 11.2 This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
- 11.3 This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
- 11.4 DFI Roads advise the following:

Notwithstanding the terms and conditions of the Causeway Coast and Glens Borough Council's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Regional

Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is: County Hall, Castlerock Road, Coleraine, BT51 3HS. A monetary deposit will be required to cover works on the public road.

Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

All construction plant and materials shall be stored within the curtilage of the site.

11.5 Historic Environment Division: Historic Monuments advise the following:

For guidance on the preparation of the Written Scheme and Programme of Archaeological Work, which should be submitted for approval at least 4 weeks before work is due to begin, contact:

Historic Environment Division – Historic Monuments
Causeway Exchange
1–7 Bedford Street
Belfast,
BT2 7EG
Tel: 02890 823100

Quote reference: SM11/1 LDY007:091 and LA01/2018/0911/F

Application for the excavation licence, required under the Historic Monuments and Archaeological Objects (NI) Order 1995, should be submitted at least 4 weeks before work is due to begin, by a qualified archaeologist responsible for the project, to:

Historic Environment Division – Historic Monuments Unit
Causeway Exchange
1–7 Bedford Street
Belfast,
BT2 7EG

Site Location Map

