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| Title of Report: | Planning Committee Report – LA01/2021/1065/F |
| Committee Report Submitted To: | Planning Committee |
| Date of Meeting: | 22nd December 2021 |
| For Decision or For Information | For Decision |

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| Linkage to Council Strategy (2021-25) | |
| Strategic Theme | Cohesive Leadership |
| Outcome | Council has agreed policies and procedures and decision making is consistent with them |
| Lead Officer | Senior Planning Officer |

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|------------------------------------|-----|
| Budgetary Considerations | |
| Cost of Proposal | Nil |
| Included in Current Year Estimates | N/A |
| Capital/Revenue | N/A |
| Code | N/A |
| Staffing Costs | N/A |

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|-------------------------------|--|-----|-------|
| Screening Requirements | Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals. | | |
| Section 75 Screening | Screening Completed: | N/A | Date: |

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|--|------------------------------|-----|-------|
| | EQIA Required and Completed: | N/A | Date: |
| Rural Needs Assessment (RNA) | Screening Completed | N/A | Date: |
| | RNA Required and Completed: | N/A | Date: |
| Data Protection Impact Assessment (DPIA) | Screening Completed: | N/A | Date: |
| | DPIA Required and Completed: | N/A | Date: |

No: LA01/2021/1065/F **Ward:** Mountsandel

App Type: Full

Address: Existing Planter to the West of Coleraine Townhall, The Diamond, Coleraine

Proposal: Erection of stainless steel sculpture.

Con Area: N/A **Valid Date:** 02.09.2021

Listed Building Grade: N/A

Agent: N/A

Applicant: Causeway Coast & Glens Borough Council, Cloonavin
14 Charles Street, Ballymoney, BT53 6DZ

Objections: 0 **Petitions of Objection:** 0

Support: 0 **Petitions of Support:** 0

EXECUTIVE SUMMARY

- Full planning permission is sought for installation of a stainless steel sculpture at an existing planter to the west side of Coleraine Town Hall.
- In the Northern Area Plan 2016, the site is located within the settlement development limits of Coleraine and within Coleraine Town Centre. The site lies within an Area of Archaeological Potential, and an Area of Townscape Character (ATC).
- The site is close to some listed buildings.
- The proposed artwork is a stainless steel sculpture, beginning with an initial unified wave, which will then separate, to rise upward in six individual curved trajectories.
- The steel will be welded to a plate which will be bolted into a concrete base slipped into an existing planter.
- When assessed against policy DES 2 and the ATC, the proposed sculpture is considered acceptable and will not detract from the existing character and respects the immediate and wider area, providing a positive contribution to it.
- DfI Roads and Historic Environment Division have been consulted and raise no objection.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS, PPS6 and PPS3.
- There are no third party representations to the proposal.
- Approval is recommended.

Drawings and additional information are available to view on the Planning Portal- <https://epicpublic.planningni.gov.uk/publicaccess/>

1 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, guidance and consideration in sections 7 and 8 and resolves to **APPROVE** planning permission subject to the conditions set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The proposal is located is located to the west of Coleraine Townhall where an existing planter is located at The Diamond, Coleraine. The area is pedestrianised and accommodates planters and trees with seated areas. The Diamond is a commercial area with banks, shops and offices surrounding the Townhall. There are a number of listed buildings in proximity to the site.
- 2.2 The site is located within the Settlement Development and Town Centre limits for Coleraine. This site is also within an Area of Archaeological Potential and an Area of Townscape Character as designated within the Northern Area Plan 2016.

3 RELEVANT HISTORY

There is no relevant planning history.

4 THE APPLICATION

- 4.1 Planning permission is sought for the erection of a stainless steel sculpture to the west of Coleraine Town Hall.
- 4.2 The sculpture is a memorial to a bomb which exploded in June 1973 on Railway Road, Coleraine.

Habitats Regulation Assessment

- 4.3 The potential impact 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.

5 PUBLICITY & CONSULTATIONS

5.1 External

No letters of objection or letters of support were received on this application.

5.2 Internal

DfC Historic Environment Division – has no objection to the proposal

DfI Roads – has no objection to the proposal

6 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:

- The 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 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

The Strategic Planning Policy Statement (SPPS)

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to visual impact, traffic matters; and Archaeology.

Planning Policy

- 8.2 The site is located within the settlement development limits and town centre of Coleraine as defined in the Northern Area Plan 2016. The site is located next to the Town Hall and lies within an Area of Archaeological Potential and Area of Townscape Character.
- 8.3 The proposal must be considered having regard to the SPPS, PPS policy documents and supplementary planning guidance specified above.
- 8.4 Paragraphs 4.1 – 4.40 of the SPPS outline the general principles for planning with paragraphs 4.23 – 4.30 identifying the need for good design and positive place-making.
- 8.5 The SPPS promotes sustainable development throughout the planning system. The guiding principle for planning authorities is that sustainable development should be permitted, having regards to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Visual Impact

- 8.6 The proposal is for a steel sculpture memorial on a remodelled planter at Coleraine Town Hall. It is to be constructed from stainless steel, and will sit on a concrete base slipped onto an existing planter. The steel will be cut, shaped and polished, then welded to a plate which will bolt onto the concrete base. It will be faced with black polished granite which will have text inscribed into it. The actual sculpture will replicate a unified wave which curls and rises up to 6 strands which

will then fuse horizontally before separating once more to rise upwards in their individual curved trajectory.

- 8.7 Policy DES 2 of *A Planning Strategy for Northern Ireland* sets out the assessment for considering this type of proposal within a town centre. It states that proposals should make a positive contribution to townscape and be sensitive to the character of the area surrounding the site. The proposed sculpture is located within Coleraine Area of Townscape Character and is in proximity to a number of listed buildings.
- 8.8 Given its proximity to a number of listed buildings, DfC Historic Environment Division: Historic Buildings Unit was consulted as the competent authority on listed buildings. The proposal, when assessed against the requirements of the Strategic Planning Policy Statement for Northern Ireland (SPPS) para(s) 6.12 and of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage (PPS6) Policy BH11 (Development affecting the Setting of a Listed Building). HED: HBU raises no objection to the proposal and there will be no unacceptable impact on the listed buildings. As the listed buildings are integral to the ATC, it is considered that the proposal will not detrimentally harm the ATC.
- 8.9 It is considered that the proposed statue will not detract from the existing character and respects the immediate and wider area, including the town centre. The proposal has the potential to provide a further point of interest near to the town centre and is considered to make a positive contribution to townscape. The scale of the sculpture, design and the materials are considered to be acceptable and sensitive to the area. As the 2 tests set out in DES 2 are satisfied, the proposal meets the spirit of the good planning and design principles as identified within the SPPS.
- 8.10 The proposal is acceptable having regard to its visual impact on the character of the area, including the listed buildings and designations, and meets with the relevant policy requirements in this regard.

Traffic Matters

- 8.11 DfI Roads was consulted as the competent authority on road matters and it raises no objections to the proposal.

Archaeology

- 8.12 The site lies within an Area of Archaeological Potential. DfC Historic Environment Division: Historic Monuments Unit, has been consulted as the competent authority on archaeological matters and it raises no objection to the proposal. Given the nature of the proposed development and the response from HMU, the proposal does not conflict with Policies BH3 & BH 4 of PPS6.

9 CONCLUSION

- 9.1 The proposal is considered to be acceptable in this location having regard to the Northern Area Plan 2016 and other material considerations including the SPPS and Policy DES 2 of A Planning Strategy for Rural Northern Ireland and PPS 6. The proposal is considered to not unacceptably impact on this part of the Town Centre, including the ATC and listed buildings, and the overall character of the area. Approval is recommended.

10 Conditions

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.

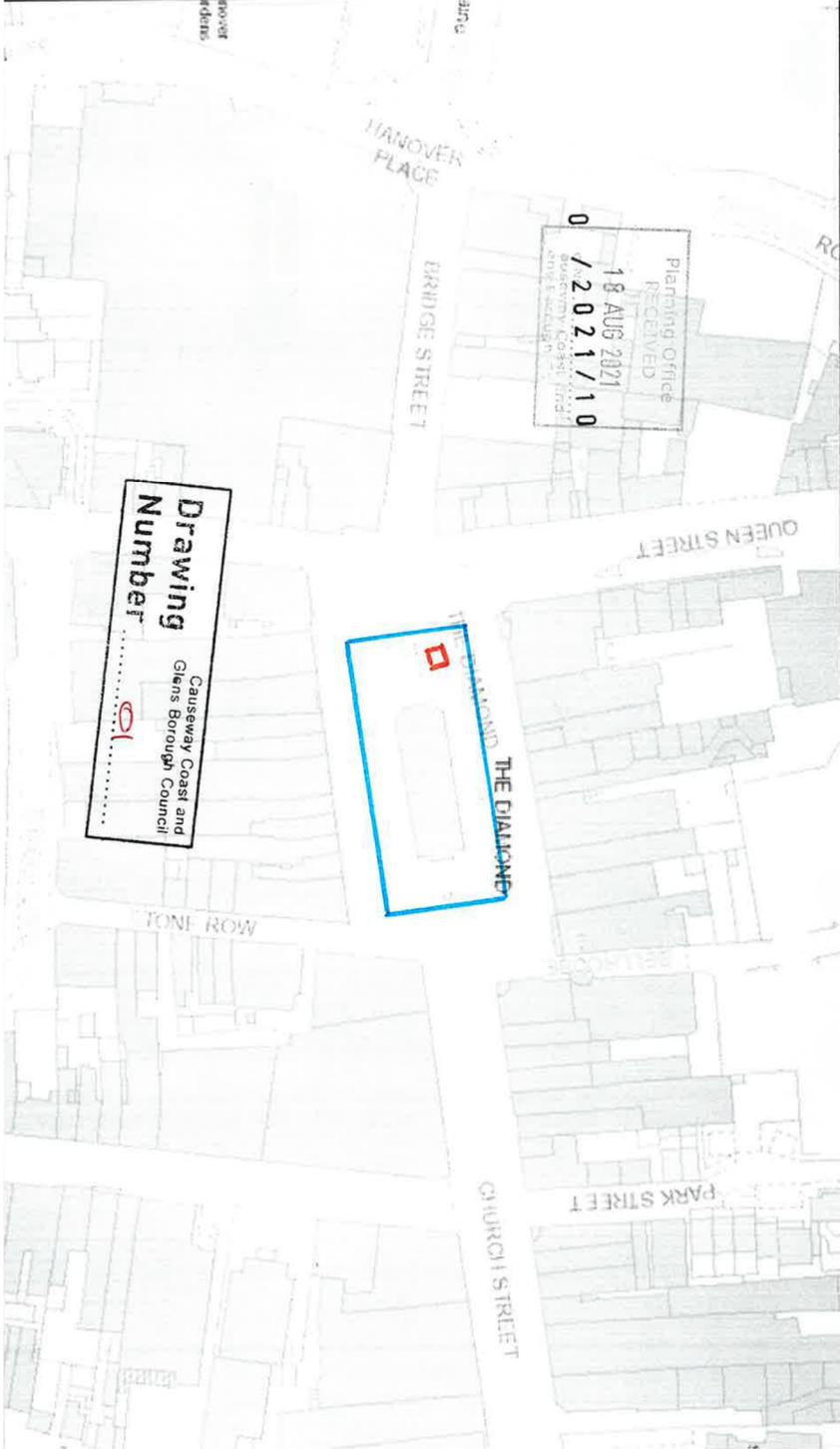
Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
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.
3. 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.

4. 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.

5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <http://epicpublic.planningni.gov.uk/publicaccess/>.

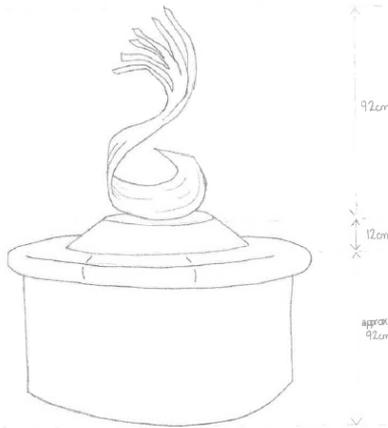
Site location Map



Sculpture

Sculptural Memorial

Drawings with scale measurements for the proposed work with consideration for the existing planter and base to which the sculpture will be affixed. Sculpture will be secured to steel base plate by welding, foundational bolts will then extend into the concrete base.



Causeway Coal and
Glens Borough Council
Drawing
Number

Planning Office
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62 SEP 20 2011
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