



Title of Report:	Planning Committee Report – LA01/2021/1055/A
Committee Report Submitted To:	Planning Committee
Date of Meeting:	22nd December 2021
For Decision or For Information	For Decision

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

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

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

EXECUTIVE SUMMARY

- Advertisement Consent is sought for an engraved memorial plaque constructed from honed granite with a non-slip finish to be laid within existing pavement.
- In the Northern Area Plan 2016, the site is located within the settlement development limits and town centre limit of Coleraine. The site lies within an Area of Archaeological Potential.
- The overall width of the plaque is approximately 60cm. This is to be constructed from honed granite with a non-slip finish and text to be inscribed with text.
- When assessed against Policy AD 1 of PPS 17 & SPPS, the plaque has a limited visual impact and will not adversely affect amenity or public safety, including road safety.
- DfI Roads, Environmental Health and Historic Environment Division have been consulted and raise no objection.
- There are no third party representations to the proposal.
- The Granting of Consent 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 and guidance in sections 7 and 8 and resolves to **GRANT CONSENT** for the advertisement consent application.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located on the footpath outside No.3 Railway Road, Coleraine. The part of the footpath is to the east side of Railway Road, just before the traffic lights at the Railway Road/Kingsgate St./Lodge Road.
- 2.2 The area and buildings contain a mix of retail, cafes and offices. The site is within Coleraine Town Centre and an area of archaeological potential as designated within the Northern Area Plan 2016.

3 RELEVANT PLANNING HISTORY

- 3.1 There is no recent relevant planning history.

4 THE APPLICATION

- 4.1 Advertising consent is sought for an engraved memorial plaque constructed from honed granite with a non-slip finish. This is to be laid within existing pavement outside No. 3 Railway Road, Coleraine.
- 4.2 The overall width of the plaque is approximately 60cm. This is to be constructed from honed granite with a non-slip finish and text to be inscribed. In the centre of the plaque on the main piece which is to be dark granite the proposed text reads: "On the 12th June 1973 a no warning IRA car bomb exploded on this spot resulting in the death of six innocent people, wounding and impacting the lives of countless more".
- 4.3 There is also a band of text circling around the edge of the plaque repeating the words "NEVER AGAIN NEVER

FORGOTTEN”.

- 4.4 The plaque will be set to a depth of 30 with the top surface sitting flush with the existing pavement on completion of the works. The wording will be inscribed to a depth of @5mm deep.

Habitats Regulation Assessment

- 4.5 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.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

There are no objections to the proposal.

5.2 Internal

DFI Roads has no objections

Historic Environment Division has no objections

Environmental Health has no objections

6.0 MATERIAL CONSIDERATIONS

- 6.1 Article 3 (1) of The Planning (Control of Advertisements) Regulations (Northern Ireland) 2015 requires a Council to exercise its powers under the regulations only in the interests of amenity and public safety, taking into account the provisions of the local development plan, so far as they are material; and any other relevant factors.

- 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 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 17: Control of Outdoor Advertisements

PPS 6: Planning, Archaeology and the Built Heritage

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the principle and visual impact; road safety; impact on listed buildings and archaeology; and other matters.

Planning Policy

- 8.2 The site lies within the development limit and town centre of Coleraine as designated in the Northern Area Plan. This area is also within an Area of Archaeological Potential.
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.
- 8.4 The immediate area is a mix of uses including retail, cafes and offices, with Coleraine Leisure Centre close by.

Principle and Visual Impact

- 8.5 Policy AD1 of PPS 17 states that consent will be given for the display of an advertisement where it respects amenity and public

safety, when assessed in the context of the general characteristics of the locality. This is complemented by the SPPS which states the main considerations when considering a scheme for signage is visual amenity, public safety and road safety.

- 8.6 The Strategic Planning Policy Statement for Northern Ireland (SPPS) (Paragraphs 6.52-6.60) applies to the proposed signage. The policy states that all advertisements should not affect the character and appearance of the building or location where they will be displayed. Any proposed signage should enhance the character and appearance of existing towns.
- 8.7 It is considered that the proposed plaque will not detract from the character and appearance of Railway Road due to its small scale and design, the positioning within the footpath and low level of visibility as any person would need to be stood next to or near to the plaque to observe it.
- 8.8 The plaque is non-illuminated and will only be visible when around that part of the footpath at Railway Road. Views are very limited and restricted to the immediate area and the plaque will not be prominent from any major public viewpoints.
- 8.9 Environmental Health has been consulted and as the plaque will sit flush in the pavement and will have a non-slip finish, any risk to pedestrians, including tripping or slipping, should not be any greater than the existing surface.
- 8.10 Having regard to the SPPS and Policy AD1, and the limited visual impact, it is considered that this proposal complies with both policies on amenity matters and public safety, with the exception of road safety which is assessed below (Paras 8.11-8.13).

Road Safety

- 8.11 Policy AD 1 of PPS 17 also requires consideration of road safety matters; a matter also identified within the SPPS.
- 8.12 DfI Roads was consulted on this application as the competent authority on road safety and it raises no objection to the

proposal.

- 8.13 Having regard to road safety, and the wider public safety issues assessed above, the plaque meets all policy requirements of AD 1 and the SPPS.

Impact on Listed Buildings and Archaeology

- 8.14 This proposal involves a plaque being sunk to a depth of 30mm into the ground. Historic Environment Division (HED) has been consulted as the competent authority on listed building and archaeological matters. HED Historic Monuments Unit is the competent authority on Archaeological matters and it raises no objection to the proposal. The proposal satisfies the SPPS and PPS 6 archaeological policy requirements.
- 8.15 Nos. 2-32 are Grade B2 Listed Buildings. HED Historic Buildings Unit is the competent authority on listed buildings and has been consulted in this regard. As the proposed plaque is sufficiently far removed, the proposal will not impact on the listed buildings. The proposal satisfies the SPPS and PPS 6 listed building policy requirements.

Other Matters

- 8.16 In the DfI Roads consultation response of 28th October 2021, comment is made regarding Section 75 of the Northern Ireland Act 1998. As the purpose of consultation with DfI Roads is to ascertain its position on the potential effect of the proposal on the road/ footway network, such additional comment is superfluous. DfI Roads raises no objection, in principle, on the effect of the proposal on the road/ footway network.
- 8.17 Advertisement Consents must be assessed on their merits against the provisions of the local development plan and any other relevant factors such as planning policy. Under Regulation 3(4) of The Planning (Control of Advertisements) Regulations (Northern Ireland) 2015 it states that:

“Unless it appears to the council to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction

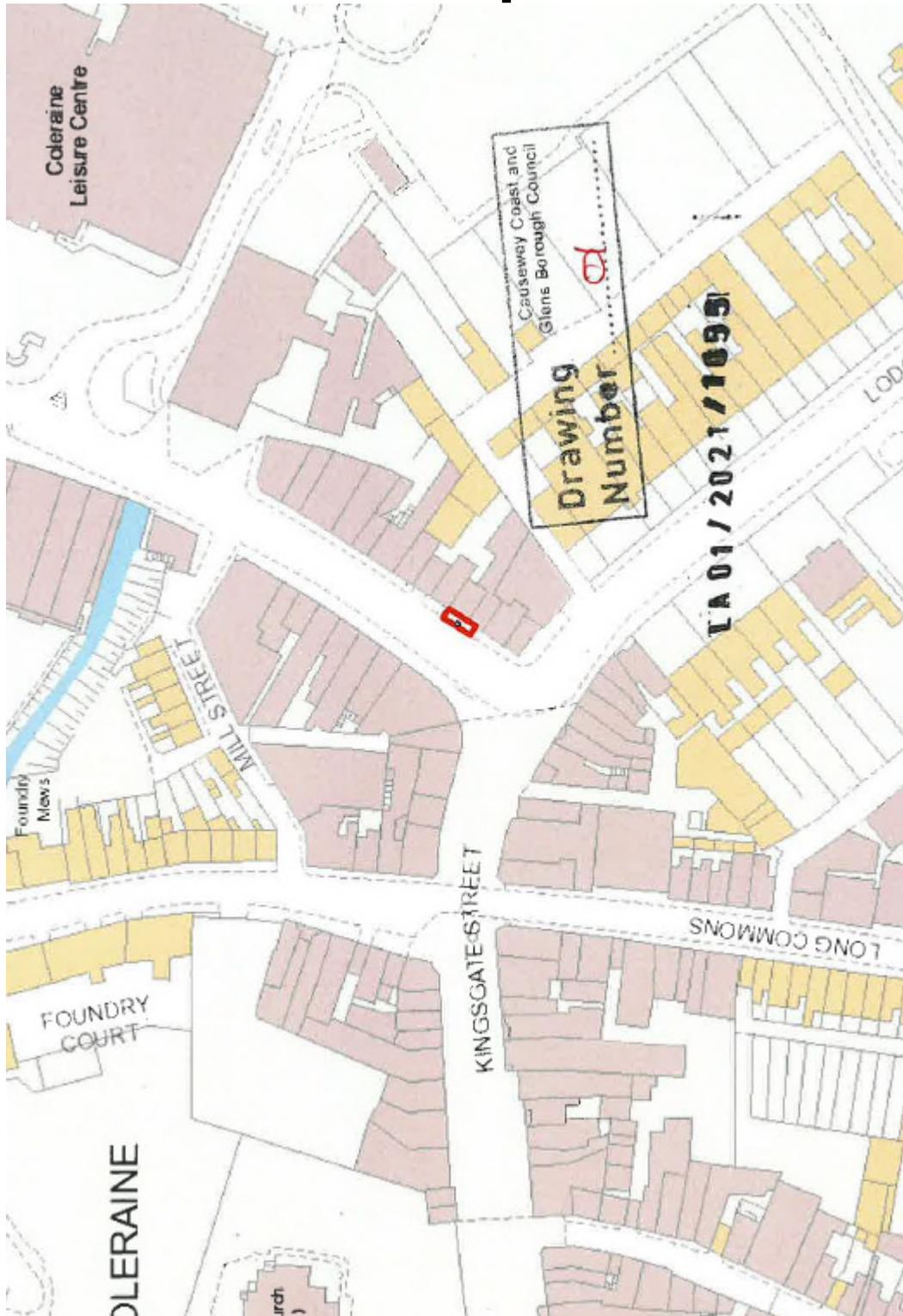
relating to the subject matter, content or design of what is to be displayed.”

- 8.18 When a Council is assessing a consent for an advertisement, the subject matter of any advertisement is immaterial and not relevant to that assessment where, as in this case, there is no identified harm regarding amenity or public safety.

9.0 CONCLUSION

- 9.1 The proposal is considered acceptable in this location having regard to the Northern Area Plan and all other material considerations. The plaque has limited visibility, and will not detract from the amenity and character of the surrounding area. It will not impact on public safety. There are no objections from any consultee. The Granting of Consent is recommended.

Site location Map



The Proposed Plaque

Railway Road Plaque

The proposed plaque to be installed amongst existing pavement at Railway Road site. Constructed from honed granite with a non-slip finish which the selected text should be inscribed. Main piece from dark granite with a distinct inner band lighter in colour and different script for repeated motif. The plaque will be of the dimensions stated with a depth of 30mm, the top surface sitting flush with the existing pavement on completion of works. Inscription at approx. 5mm depth

