



Title of Report:	Planning Committee Report – LA01/2021/1196/LBC
Committee Report Submitted To:	Planning Committee
Date of Meeting:	22nd June 2022
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:
	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:

<u>App No:</u>	LA01/2021/1196/LBC	<u>Ward:</u>	Waterside
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	Coleraine Grammar School 33 Castlerock Road Coleraine		
<u>Proposal:</u>	<p>Listed Building Consent for amendments to basement of B1 Listed Building for the provision of new fitness suite, changing facilities and maintenance workshop including a new external access ramp. Curtilage listed consent also requested for the demolition of former headmaster's house and dormitories, new two storey building for the provision of classrooms, learning support, sixth form and music accommodation, single storey extension of technology block and the refurbishment of existing music suite, art department and media study suite. Reconfiguration of internal vehicular routes to introduce new car parking, one way traffic system, new entrance and exit points off Castlerock Road to serve a dedicated bus pick up and drop off area and all associated site works</p>		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	27.09.2021
<u>Listed Building Grade:</u>	B1		
<u>Applicant:</u>	Governors of Coleraine Grammar School		
<u>Agent:</u>	Resolve Planning & Development		
<u>Objections:</u>	1	<u>Petitions of Objection:</u>	0
<u>Support:</u>	0	<u>Petitions of Support:</u>	0

Executive Summary

- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS and PPS 6.
- The site is located within Coleraine settlement limit and Coleraine Inst LLPA.
- One letter of representation was received for this proposal.
- The potential impacts of the proposal relate to the impact upon the Listed Building.
- HED: Historic Buildings have no objections to this proposal.
- The proposal is acceptable in relation to the requirements of the SPPS paragraphs 6.12 and 6.13 and PPS 6 in terms of Policies BH 8 and BH 11. The proposal will not impact upon the listed buildings within this site.
- The proposal is acceptable subject to planning conditions.

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

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the recommendation set out in 9 and the policies and guidance in sections 7 and 8 and resolves to **GRANT** Listed Building Consent subject to the conditions set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site comprises the existing Coleraine Grammar School (Castlerock Campus) located at 33 Castlerock Road, Coleraine. The playing fields to the east of Ballycairn Road contain the remainder of the School's lands but are not part of this planning application. The site rises from east to west and is generally flat in the centre. The site is surrounded by roads to the east, south and west and is therefore easily accessible. Access is currently achieved via two entrances off the Castlerock Road with the exit being onto the Ballycairn Road. Car parking within the site is generally located to the east, south and west of school buildings.
- 2.2 There are two large, grassed areas to the front of the site which create a foreground to the school buildings which are set back from the road. The site has several accommodation buildings of varying heights which have been built and extending during different timeframes as the school has expanded. Materials/finishes of the buildings are generally red brick and render. The original main school Coleraine Academical Institutional building along with the memorial arch, gates and steps in front of the building are B1 listed. These buildings make an important contribution to the architectural character of Coleraine.
- 2.3 The boundaries of the School adjacent to the Castlerock Road and Ballycairn Road comprise a 1m high wall or 1m high concrete posts with metal railings and mature trees. There are several well-developed trees located south and east of the school buildings. Access to the school is through entrance pillars and gates of approx. height 2m.

- 2.4 The site is located within the development limit of Coleraine under NAP 2016. The site is within the Coleraine Institute LLPA (Designation CEL 21). The site is surrounded by a mixture of residential dwellings located at Queens Park, behind the site as well as the opposite sides of the Castlerock and Ballycairn Roads.

3 RELEVANT HISTORY

- 3.1 LA01/2021/1197/F
Coleraine Grammar School, 33 Castlerock Road, Coleraine
Redevelopment of Coleraine Grammar School. Works to include demolition of headmasters house and former dormitories. New two storey building for the provision of classrooms, learning support, sixth form and music accommodation with solar panelling on roof. Single storey extension of technology block, refurbishment of existing music suite, art department and media studio. Refurbishment of existing B1 listed building for the provision of new fitness suite, changing facilities and maintenance workshop. Reconfiguration of internal vehicular routes to introduce new car parking, one way traffic system and new entrance and exit points off Castlerock Road to service a dedicated bus pick up and drop off area. Works to include security lighting of car parking and bus pick up and drop off area, landscaping, retaining walls, underground drainage system to include a cesspool tank, pedestrian crossing points and associated site works.
Approval Recommended

- 3.2 LA01/2021/0694/PAN
Coleraine Grammar School, 33 Castlerock Road, Coleraine
Redevelopment of Coleraine Grammar School. Works to include demolition of headmaster's house and former dormitories, new two storey building for the provision of classrooms, learning support, sixth form and music accommodation, single storey extension of technology block, refurbishment of existing music suite, art department and media studio. Refurbishment of existing B1 listed building for the provision of new fitness suite, changing facilities and maintenance workshop. Reconfiguration of internal vehicular

routes to introduce new car parking, one way traffic system and new entrance and exit points off Castlerock Road to serve a dedicated bus pick up and drop off area. Works to include landscaping, pedestrian crossing points and associated site works.

PAN Acceptable – 25.06.2021

3.3 LA01/2020/0438/PAD

Coleraine Grammar School, 33 Castlerock Road, Coleraine Full and listed building consent for the re-development of Coleraine Grammar School. Works to include demolition of headmaster's house and former dormitories, new two storey building for the provision of classrooms, learning support, 6th form and music accommodation, single storey extension of technology block, refurbishment of existing music suite, art department and music studio. Refurbishment of existing B1 listed building for the provision of new fitness suite, changing facilities and maintenance workshop. Reconfiguration of internal vehicular routes to introduce one way traffic system, upgraded exit onto Ballycairn Rd, new bus turning circle and new car parking. Works to include new hard play area between existing and new build, landscaping, car parking and associated site works.

PAD Concluded – 01.06.2021

3.4 LA01/2020/0464/DETEIA

Coleraine Grammar School, 33 Castlerock Road, Coleraine Proposed re-development of Coleraine Grammar School Environmental Statement Not Required – 12.11.2020

4 THE APPLICATION

- 4.1 Listed Building Consent is sought for amendments to basement of B1 Listed Building for the provision of new fitness suite, changing facilities and maintenance workshop including a new external access ramp. Curtilage listed consent also requested for the demolition of former headmaster's house and dormitories, new two storey building for the provision of classrooms, learning support, sixth form and music accommodation, single storey extension of technology block and the refurbishment of existing music suite, art department

and media study suite. Reconfiguration of internal vehicular routes to introduce new car parking, one way traffic system, new entrance and exit points off Castlerock Road to serve a dedicated bus pick up and drop off area and all associated site works.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

One letter of representation has been received in relation to this application. This letter queried the location of the new cesspool. A response was issued on the 23rd May 2022 confirming that the cesspool location is below the new parking area adjacent to the new two storey building in the site.

5.2 Internal

Historic Environment Division: Historic Buildings (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)

Planning Policy Statement 6: Planning, Archaeology and the Built Heritage

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The proposed development 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 the impact on the Listed Building.

Impact on Listed Building

- 8.2 Policy BH 8 of PPS 6 notes that proposals for the extension or alteration of a listed building need to meet the following criteria: (a) The essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired; (b) The works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the building; and (c) The architectural details (e.g. doors, gutters, windows) match or are in keeping with the building.
- 8.3 Policy BH 11 of PPS 6 notes that development affecting the Setting of a Listed Building will normally only be considered appropriate where all the following criteria are met: (a) The detailed design respects the listed building in terms of scale, height, massing and alignment; (b) The works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building; and (c) The nature of the use proposed respects the character of the setting of the building.

- 8.4 This proposal includes the sensitive repair and adaptation of the existing basement accommodation within the Grade B1 Listed 'Old School Block' for use as a fitness suite with ancillary accommodation. A detailed room-by-room Heritage Impact Assessment has been prepared for each of the key spaces to be affected as part of the proposed works (See Appendix 1 of Doc 01 REV A). The proposal consists of a new wheelchair lift to allow access from the north elevation down to the lower basement level. Connecting the changing areas with the gymnasium is via an existing staircase but to accommodate limited mobility users a ramp is proposed at the current stepped entrance to the gymnasium block on the west elevation.
- 8.5 Consultation occurred with Historic Environment Division: Historic Buildings. The application site impacts upon Coleraine Academical Institution (Grammar School), 23-33 Castlerock Road, Coleraine (Grade B1) and Arch, Gates and Steps, Coleraine Academical Institution (Grammar School), Coleraine (Grade B1) which are of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011.
- 8.6 HED (Historic Buildings) notes this application is accompanied with an application for Full planning permission under reference LA01/2021/1197/F. HED comments under this LBC application relate to the works proposed to the Listed Building.
- 8.7 HED is content in principle with the proposed work to the listed building however, more information was required to allow a proper full assessment of the impact of the proposal on the listed building. More details were required in relation to the proposed works in terms of the conservation, repair or otherwise to the historic fabric of the listed building.
- 8.8 Amended plans were received and HED was re-consulted. HED notes that the information required has been applied in response to their queries. HED are content with the proposal subject to planning conditions. The proposal is acceptable in relation to the requirements of the SPPS paragraphs 6.12 and 6.13 and PPS 6 in terms of Policies BH 8 and BH 11.

8.9 The proposal under the Full planning application (LA01/2021/1197/F) was amended to include an underground cesspool tank. HED was re-consulted with this new information and advise it does not impact upon the listed building directly. HED considers the proposal will not significantly affect the understanding or experience of the listed building to harm its essential character including setting. HED also advised the underground drainage does not need to form any part of the LBC application.

9.0 CONCLUSION

9.1 The proposal is considered acceptable at this location having regard to the Northern Area Plan and other material considerations including the SPPS and PPS 6. The proposal is acceptable in relation to the requirements of the SPPS paragraphs 6.12 and 6.13 and PPS 6 in terms of Policies BH 8 and BH 11. The proposal will not impact upon the listed buildings within this site. Consent is recommended.

10.0 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this consent.

Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.

2. Prior to works commencing on site the applicant/agent shall provide Council, in consultation with HED (Historic Buildings), with a photographic room by room record/survey of the basement. Photographs to be dated, numbered and cross referenced to a key plan. Survey report to be annotated to highlight the features within each space, i.e. original historic tiling.

Reason: To ensure HED (Historic Buildings) have an appropriate record in order to safeguard the special architectural or historic interest of the listed building.

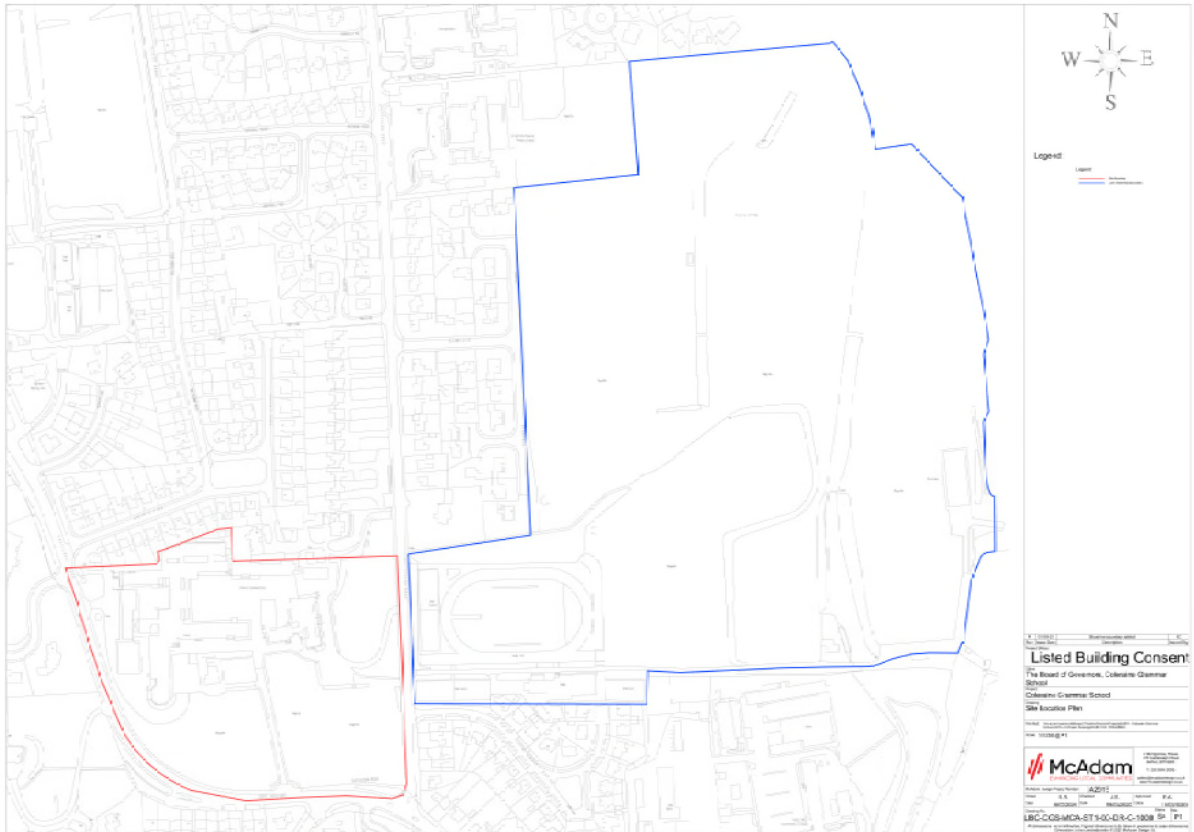
3. Existing historic walling tiling to be retained in-situ within the basement area.

Reason: In order to safeguard the special architectural or historic interest of this listed building.

11.0 INFORMATIVES

1. This Listed Building Consent should be read in conjunction with the Full application LA01/2021/1197/F.

SITE LOCATION PLAN



BLOCK PLAN

