



Title of Report:	Planning Committee Report – LA01/2023/0712/LBC
Committee Report Submitted To:	Planning Committee
Date of Meeting:	24th January 2024
For Decision or For Information	For Decision – Council Interest
To be discussed In Committee YES/NO	No

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

Legal Considerations	
Input of Legal Services Required	No
Legal Opinion Obtained	No

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>No:</u> LA01/2023/0712/LBC	<u>Ward:</u> Castlerock
<u>App Type:</u> Listed Building Consent	
<u>Address:</u> Castlerock Footbridge, Castlerock Railway Station, Sea Road, Castlerock	
<u>Proposal:</u> This application relates to the refurbishment and re-installation of the metal pedestrian footbridge over the railway line at Castlerock Station. Works include structural repairs, repainting and re-erection of the bridge in its original position.	
<u>Con Area:</u> N/A	<u>Valid Date:</u> 04/07/2023
<u>Listed Building Grade:</u> B1 Listed	
<u>Agent:</u> Doran Consulting Ltd, 92-96 Great Victoria Street, Belfast.	
<u>Applicant:</u> Causeway, Coast and Glens Borough Council, 14 Charles Street, Ballymoney.	
<u>Objections:</u> 0	<u>Petitions of Objection:</u> 0
<u>Support:</u> 0	<u>Petitions of Support:</u> 0

EXECUTIVE SUMMARY

- Listed Building Consent is sought for a proposal for the refurbishment and re-installation of the metal pedestrian footbridge over the railway line at Castlerock Station.
- The site is located within the settlement limits of Castlerock and comprises the Grade B1 listed Overbridge site at Castlerock Railway Station on Sea Road.
- The principle of development is considered acceptable having regard to Strategic Planning Policy Statement for Northern Ireland (SPPS) para 6.13 and of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage (PPS6) Policy BH8 (Extension or Alteration of a Listed Building).
- Historic Environment Division – Historic Buildings was consulted on this application and are content with the proposal as presented.
- There have been no issues raised in relation to this planning application through advertisement or consultation.
- The recommendation is that listed building consent is granted.

Drawings and additional information are available to view on the Planning Portal-
<https://planningregister.planningssystemni.gov.uk/simple-search>

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for recommendation set out in Section 9 and the policies and guidance in sections 7 and 8 and resolves to **GRANT** listed building consent for the reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is situated within the settlement limits of Castlerock and comprises the Overbridge site which is currently occupied by the temporary footbridge. The site sits within the context of the adjacent 1 ½ storey railway station and platform. The site is accessed by pedestrian access from Sea Road, Castlerock.
- 2.2 The surrounding area is comprised of residential dwellings, including traditional 2 storey dwellings and apartments, commercial units along Sea Road and open recreational space. The site is within the settlement limits of Castlerock and has no specific zonings within the Northern Area Plan 2016. Castlerock itself lies within the Binevenagh AONB.

3 RELEVANT HISTORY

LA01/2016/1083/LBC - Castlerock Railway Station, 17 Sea Road, Castlerock, Coleraine, BT51 4TL
Removal of the 'central span' & side stairs of the Castlerock Railway Footbridge on a temporary basis to determine the method & technique for the removal of corroded material. Tentative examination during a condition assessment will identify the extent of the corrosion damage to the original fabric and percentage that remains in sound condition determining the nature, and extent of repair or rework. The evaluation will

indicate areas of the original fabric that is beyond repair; sections that can be replaced with like-for-like material; sections that require new modern materials. The process will include rigorous engineering controls, such as ventilation, and good work practices. Future periodic inspections and maintenance will also be included within the rework programme as necessary to prevent any future deterioration of the structure.

Consent Granted – 27.04.2017

LA01/2018/0834/F – Castlerock Railway Station, 17 Sea Road, Castlerock BT51 4TL

Erection of temporary footbridge to facilitate the removal of existing footbridge for repairs.

Permission granted – 09.07.2018

4 THE APPLICATION

- 4.1 Listed Building Consent is sought for the refurbishment and re-installation of the metal pedestrian footbridge over the railway line at Castlerock Station. Works include structural repairs, repainting, and re-erection of the bridge in its original position.
- 4.2 The design intent of the proposal is to refurbish the original bridge to restore structural integrity and to reinstall the refurbished structure in its original location at the station.

5 PUBLICITY & CONSULTATIONS

5.1 External

No letters of objection have been received in relation to this application.

5.2 Internal

HED – HBU: No Objections

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:

- 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 both 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

Regional Development Strategy (RDS) 2035

Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

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

8 CONSIDERATIONS & ASSESSMENT

8.1 The proposed development is located within the settlement limits of Castlerock as indicated by Map No. 3/07. The proposal must be considered having regard to the NAP 2016, SPPS, PPS

policy documents and supplementary planning guidance specified above.

- 8.2 The main considerations in the determination of this application relate to: the principle of development; and the impact on the Listed Building.

Principle of Development

- 8.3 Paragraph 6.12 of the Strategic Planning Policy Statement (SPPS) and Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage, Policy BH 8, states Listed Buildings of special architectural or historic interest are key elements of our built heritage and are often important for their intrinsic value and for their contribution to the character and quality of settlements. Applicants should justify their proposals and show why alteration of a listed building is desirable or necessary. The general planning principals with respect to this proposal have been complied with.
- 8.4 Policy BH8 of Planning Policy Statement 6 states that consent will normally only be granted to proposals for the extension or alteration of a listed building where all the following criteria are met:
- (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.
- 8.5 The proposal seeks consent for the refurbishment and re-installation of the metal pedestrian footbridge over the railway line at Castlerock Station. A detailed Design and Access Statement accompanied this application outlining how the proposed changes will respect and preserve the historical significance while achieving the necessary alterations. Works include structural repairs, repainting, and re-erection of the bridge in its original position. Causeway Coast and Glens received a detailed Structural Condition and Structural

Assessment Report on the existing structure from Consulting Engineers AECOM. The design proposal is based on the recommendations of the AECOM report. The refurbished bridge will be reinstated back to its original location, restoring the original footbridge access path between the two platforms. This is currently being facilitated by the temporary footbridge.

8.6 The proposal will see the footbridge rehabilitated to restore its structural integrity and fitness for purpose. The accompanying plans detail the defects and repairs required to the various bridge components. The rehabilitation work comprises the following elements:

- Take a detailed inventory of the footbridge components, currently stored in the CC&Gs New Mills Road Depot,
- Transport all footbridge components to a steel fabricators yard,
- Blast clean all footbridge elements,
- Inspect all blast cleaned elements to confirm condition and extent of repairs required,
- Repair/Replace, as appropriate, all sub-standard elements, as per the details on the various scheme drawings,
- Re-paint all footbridge elements,
- Provide new bolts to replace all original bolts in bolted connections,
- Transport rehabilitated structure back to Castlerock Station,
- Erect rehabilitated structure back in its original position.

The proposal seeks to maintain the original structural form and replicate original detailing of all bridge components, as far as is reasonably practical. The rehabilitated structure will be painted black, to match the original colour.

8.7 Consultation was carried out with Historic Environment Division-Historic Buildings who have no objection and are content with the proposal as presented. The conservation approach of the works is welcomed. The proposal satisfies the policy requirements of para. 6.13 of the SPPS and Policy BH 8 of PPS 6.

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.

9.0 CONCLUSION

- 9.1 The proposal is considered acceptable in this location having regard to the Northern Area Plan 2016 and other material considerations including the Strategic Planning Policy Statement (SPPS), and Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage. The proposal meets the policy criteria set out within Policy BH8 of PPS 6 and the re-installation of the footbridge will enhance the character of the local area. It is recommended that Listed Building Consent is granted.

10.0 CONDITIONS

1. The proposed works must be begun not later than the expiration of 5 years beginning with the date on which this consent is granted as required by Article 94 of the Planning Act (Northern Ireland) 2011.

Reason: Time Limit.

Site Location

