



Title of Report:	Planning Committee Report – LA01/2021/0948/LBC
Committee Report Submitted To:	Planning Committee
Date of Meeting:	27th October 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:
	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: LA01/2021/0948/LBC **Ward:** Ballycastle

App Type: Listed Building Consent

Address: Ballycastle Museum, 59 Castle Street, Ballycastle

Proposal: Proposed installation of telecomms apparatus to council sites, as per the attached plans, as part of the full fibre Northern Ireland project. Internal works only.

Con Area: N/A **Valid Date:** 05.08.2021

Listed Building Grade: N/A

Agent: N/A

Applicant: Fibrus Ltd, Boucher Business Studios, 9 Glenmachan Place, Belfast

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

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

EXECUTIVE SUMMARY

- Listed Building Consent is sought for the proposed installation of telecomms apparatus to council sites as part of the full fibre Northern Ireland project. These are internal works only and therefore a Full planning application is not required.
- The site is located within the development limit of Ballycastle as defined in the Northern Area Plan 2016.
- The Listed Building Consent is being presented to Council as Council has an interest in the land the proposed works are on.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS, and PPS 6.
- DfC Historic Environment Division has been consulted as the competent authority on listed buildings and it raises no objection to the works.
- No objections were received for this 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, guidance, and consideration 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 This two storey listed Museum building is located on Castle Street in the centre of Ballycastle. The building forms part of the built up frontage along the south side of this street which slopes down from west to east toward the Diamond area of the town. There is a large rear garden type space to the rear. The building is listed with a white washed frontage and slide and sash windows on the first floor. The ground floor has a two curved topped door openings with and a curved topped shopfront type window. There is a regular door to the west of the frontage. The Museum interprets the history of Ballycastle.
- 2.2 The site is located within the development limit of Ballycastle as defined in the Northern Area Plan 2016. It is also within the Town Centre, the Conservation Area, Area of Archaeological Potential and Antrim Coast and Glens Area of Outstanding Natural Beauty.

3. RELEVANT HISTORY

There is no relevant planning history.

4. THE APPLICATION

- 4.1 Listed Building Consent is sought for the proposed installation of telecomms apparatus to council sites as part of the full fibre Northern Ireland project.
- 4.2 These are internal works only and therefore a full planning application is not required.

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

There are no letters of objection or letters of support received on this application.

5.2 Internal

- **DfC Historic Environment Division HBU** – no objection to the proposed works
- **Conservation Officer** – no objection to the proposed works

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

Strategic Planning Policy Statement (SPPS) 2015

PPS 6- Planning, Archaeology & the Built Heritage

8. CONSIDERATIONS & ASSESSMENT

- 8.1 The main consideration in the determination of this application relate to works to a listed building.

Planning Policy

- 8.2 The listed building proposal must be considered having regard to the SPPS, PPS policy documents and the supplementary planning guidance specified above

Works to a listed building

- 8.3 The proposal involves internal works only to Ballycastle Museum. This is a listed building and the proposal is assessed under Para 6.13 of the SPPS and Policy BH 8, Extension or Alteration of a Listed Building of PPS 6.
- 8.4 The works relate to the installation of cables within the building for fibre broadband. DOC 01 sets out the proposed works to the building and provides commentary and photographs on what is involved. The drawing included in DOC 1 indicates the proposed cable routing within the building.
- 8.5 The cable will come into the building at an intake point which is below the existing window, and continues at a low level along the party wall before rising vertically to ceiling level. The cable then runs at ceiling level before dropping at the switch cupboard, stopping above existing

power sockets. A wall mounted termination point will be installed above the existing power sockets.

- 8.6 The Council's Conservation Officer has been consulted in relation to the proposal as the building is within the Ballycastle Conservation Area and raises no objections to the proposal as all works are internal and will not impact on the Conservation Area.
- 8.7 As the building is listed, Historic Environment Division, Historic Buildings Unit has been consulted as the competent authority on listed buildings. HBU has advised that it has considered the impacts of the proposal on the listed building and on the basis of the information provided, advises it is content with the proposal subject to a condition.
- 8.8 As the nature and scale of the works are very minor, internal only and will not unacceptably change or impact on the listed building, the proposal is considered to meet the requirements of the Strategic Planning Policy Statement for Northern Ireland (SPPS) para(s) 6.13 and Policy BH 8 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage.

9. CONCLUSION

- 9.1 The proposal is acceptable in this location having regard to the Northern Area Plan 2016 and other material considerations including the SPPS and PPS 6. The proposal is not considered to cause any unacceptable impact on the listed building and there is no objection from the conservation officer or HBU: HED. As the proposal meets the policy requirements, the granting of listed building consent is recommended.

10. Conditions

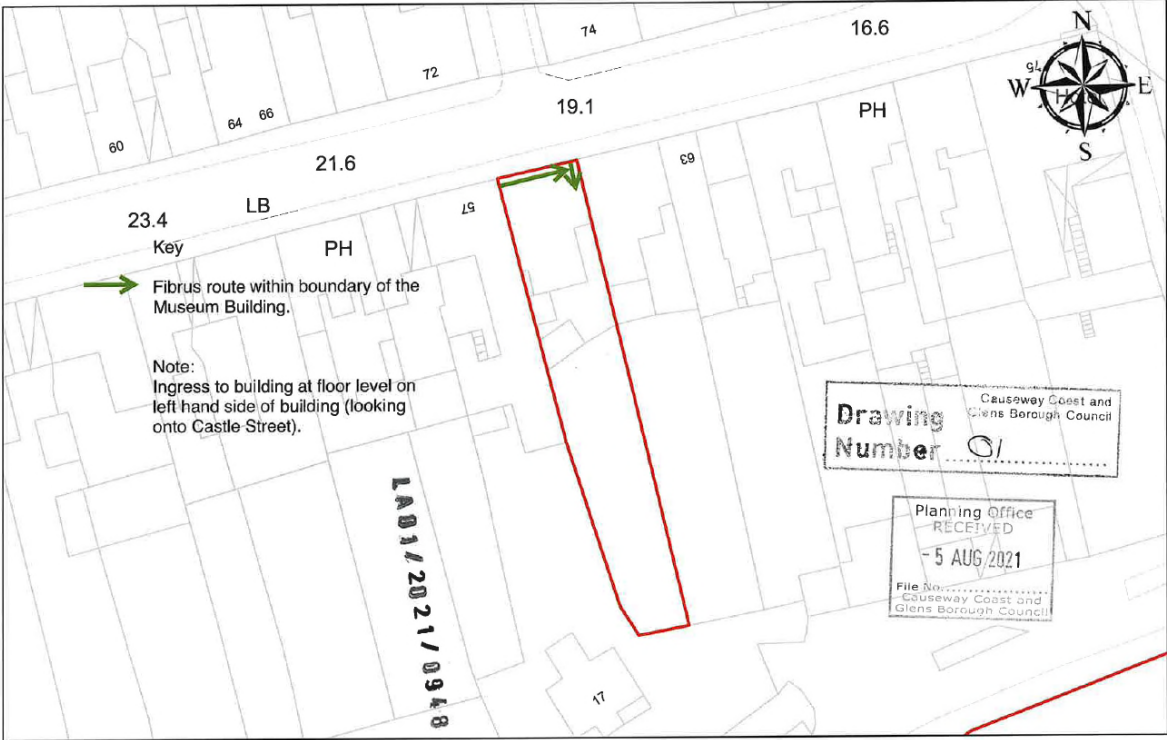
1. The proposed works must be begun not later than the expiration of 5 years beginning with the date on which this consent is granted as required by Article 94 of the Planning Act (Northern Ireland) 2011.

Reason: Time Limit.

2 In the interior of the listed building, all surface mounted conduit for cable runs shall be metal.

Reason: To ensure that the materials of used are of appropriate quality in the interests of maintaining the character and appearance of the listed building.

Site location Map



KEY

→ GREEN ARROW INDICATES PROPOSED CABLE ROUTE WITHIN BUILDING

