

Title of Report:	Planning Committee Report - LA01/2024/1213/A
Committee Report Submitted To:	Planning Committee
Date of Meeting:	26th February 2025
For Decision or For Information	For Decision Council Interest

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

Estimated Timescale for Completion	
Date to be Completed	

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>App No:</u> LA01/2024/1213/A	<u>Ward:</u> Torr Head and Rathlin
<u>App Type:</u> Advertisement Consent	
<u>Address:</u> Land between 13-39 Quay Road, Ballycastle	
<u>Proposal:</u> Development of 7 x Leisure Centre signage- 1 x wall mounted building signage (illuminated), 2 x ground mounted totem signage (illuminated), 3 x ground mounted directional signage and 1 x assistance dogs toilet facility signage	
<u>Con Area:</u>	Yes <u>Valid Date:</u> 05/11/2024
<u>Listed Building Grade:</u>	N/A <u>Target Date:</u> 18/02/2025
Agent: Hall Black Douglas	
Applicant: Causeway Coast and Glens Borough Council	
Objections: 0	Petitions of Objection: 0
Support: 0	Petitions of Support: 0

Executive Summary

- Advertisement Consent is sought for 7 x Leisure Centre signage comprising 1 x wall mounted building signage (illuminated), 2 x ground mounted totem signage (illuminated), 3 x ground mounted directional signage and 1 x assistance dogs toilet facility signage. This scheme relates to extant planning approval LA01/2023/1044/F for a new Ballycastle Leisure Centre and Facilities.
- The site is located within the defined development limit of Ballycastle. The site is located within the Ballycastle Conservation Area and within the Antrim Coast and Glens AONB. The site is zoned as a Major Area of Existing Open Space and the south-western portion is zoned for Open Space. The site is located within the Tow Valley Lower (BEL 01) LLPA. The site bounds the Ballycastle Town Centre boundary to the west.
- The proposed signage will not have any adverse impact on the visual amenity or character of the host building and surrounding area. The proposed signage will not prejudice public safety. The proposed signage provides an aesthetically pleasing appearance and complies with PPS 17 Policy AD 1.
- The proposed signage fully complies with paragraph 6.20 of the SPPS, Policy BH13 of PPS 6 and the Ballycastle Conservation Area Design Guide. It is considered that the proposed signage is in accordance with Policy NH6 Areas of Outstanding Natural Beauty of PPS 2.
- DFI Roads, Historic Environment Division (HED), and Causeway Coast and Glens (CCG) Conservation Section are content with the proposal and have no objections.
- No letters of support and no letters of objection have been received in relation to this application.
- This consent to display an advertisement is recommended for **Approval**.

Drawings and additional information are available to view on the Planning Portal:

<https://planningregister.planningsystemni.gov.uk/simple-search>

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** Advertisement Consent subject to the conditions set out in Section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at the existing playing fields on Quay Road, between 13-39 Quay Road, Ballycastle. The site relates to extant planning approval LA01/2023/1044/F for a new Ballycastle Leisure Centre and Facilities.
- 2.2 The application site extends to 6.5ha and currently includes an existing all-weather pitch, an existing GAA pitch, two existing soccer pitches, an existing carpark, a changing pavilion and an existing play park. The Tow River runs beyond the rear/southern boundary of the site. To the north, east and west of the site is mixed development including, residential, commercial/ retail. A stone wall with mature trees defines the northern boundary to Quay Road. The land is set at a lower ground level than Quay Road and is accessed via an existing access road on Quay Road.
- 2.3 The site is located within the defined development limit of Ballycastle. The site is located within the Ballycastle Conservation Area and within the Antrim Coast and Glens AONB. The site is zoned as a Major Area of Existing Open Space and the south-western portion is zoned for Open Space. The site is located within the Tow Valley Lower (BEL 01) LLPA. The site is also located within an Area of Archaeological Potential.

3 RELEVANT SITE HISTORY

E/1995/0192 - Erection of changing. Approved 02/11/1995.

E/1999/0344/F - Redevelopment of existing sports/playing facilities with new car park and synthetic multi-purpose sports. Withdrawn 02/05/2000.

E/2004/0100/F - Proposed new pitches, car parking and coach parking. Approved 03/03/2005.

LA01/2023/0707/PAN - New Leisure facilities to Quay Road sports grounds to include a new Leisure centre with swimming pool, gym, studios and associated accommodation, along with a new accessible Play Park, BMX pump track along with alteration to site access and additional car/coach parking and landscape features. PAN Acceptable 26/07/2023.

LA01/2023/1043/DCA - Careful removal, storage and rebuilding of existing sections of stone wall and piers either side of the existing vehicular site entrance from Quay into the development site, to accommodate a new wider site access road and visibility splays. The sections of the wall are to be carefully relocated on the site and rebuilt as existing. Approved 11/09/2024.

LA01/2023/1044/F - New Leisure facilities to Quay Road sports grounds to include a new Leisure Centre with swimming pool, gym, studios and associated accommodation, along with new accessible Play Park, BMX Pump Track along with alteration to site access and additional car/coach parking and landscape features. Approved 06/09/2024.

4 THE APPLICATION

4.1 This application seeks Advertisement Consent in relation to the civic development project for a new Leisure Centre Complex within the existing recreational lands at Quay Road, Ballycastle. The scheme relates to extant planning approval LA01/2023/1044/F.

4.2 The proposal involves 7 No. Leisure Centre signage elements comprising: -

- 1 x wall mounted building signage (illuminated) on the front elevation (N) of the building.

- 2 x ground mounted totem signage (illuminated) 1 at the site entrance along Quay Road frontage and 1 at the entrance to the building from the car park.
- 3 x ground mounted directional signage within the car parking area.
- 1 x assistance dog toilet facility signage to the rear of the main building (S) elevation.

5 PUBLICITY & CONSULTATIONS

External:

Advertising: The application has not been advertised as it is for advertisement consent.

Neighbours: There are no objections to the proposal.

Internal:

DFI Roads were consulted on 6th November 2024 and have no objections to the proposal.

HED were consulted on 6th February 2025 and have no objections to the proposal.

CCG Conservation Section were originally consulted on 6th November 2024 and had raised concerns regarding the scale, composition, and extent of illumination of the 2 No. entrance totem signs. Furthermore, clarification was sought regarding the extent of illumination of the wall-mounted signage on the main building of the Leisure Centre. In response to the consultation, the agent submitted further information and revised plans for re-consultation. On the 10th January 2025 CCG Conservation Section responded stating:

On assessment of this information, Conservation Section acknowledge the wider project design requirements, with the scheme having to incorporate specific logos, fonts, graphics, of certain sizes and spacing as required to achieve Disability Sport NI's (DSNI) Integrated Sports Facility (ISF) Accreditation and also 'Levelling Up' Funding requirements. These stipulations therefore limit the capacity to reduce the extent of the Totem signage as previously requested. In terms of the issue of lighting it is welcomed that the level of illumination of the Totem Signage is now limited to just the directional text and arrows located within the Purple Zone of both Totem Signs 01 & 02. Conservation Section also have no objection to the 'Halo' lighting effect for each individual letter and the Council Logo on the wall mounted signage on the principal elevation.

Therefore, it is acknowledged that effort has been made in the design process where possible to limit the visual impact and extent of signage and levels of illumination on site to be appropriate for the Conservation Setting. As such Conservation Section have no further issue with the proposal with it considered to fully comply with paragraph 6.20 of the SPPS, Policy BH13 of PPS6 and the Ballycastle Conservation Area Design Guide.

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

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)

Planning Policy Statement 2: Natural Heritage

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

Planning Policy Statement 17 Control of Outdoor Advertisements

Ballycastle Conservation Area Design Guide

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main consideration in the determination of this application relates to the criteria set out in Policy AD 1 of PPS 17 Control of Outdoor Advertisements, Policy BH 13 of PPS 6 Planning, Archaeology and the Built Heritage, Paragraph 6.20 of the SPPS and Policy NH 6 of PPS 2 Natural Heritage.
- 8.2 Under Policy AD 1 Amenity and Public Safety, consent will be given for the display of an advertisement where:
- (i) It respects amenity, when assessed in the context of the general characteristics of the locality; and
 - (ii) It does not prejudice public safety.

- 8.3 As the proposal involves 4 separate signage elements, each will be assessed in turn as follows. The proposed scale of the wall mounted signage on the front elevation (N) of the Leisure Centre Building is considered acceptable in proportion to the front elevation and will not detract from the design of the building. The Halo lighting effect for each individual letter and Council Logo is an acceptable lighting design in this sensitive site within the development limit. Therefore, the signage will not have any adverse impact on the visual amenity or character of the host building and no prejudice will be caused to public safety.
- 8.4 The size, scale and design of the proposed Totem signage is considered acceptable for this location and context and in reaching this conclusion weight is given to specific requirements to achieve Disability Sport NI's (DSNI) Integrated Sports Facility (ISF) Accreditation and 'Levelling Up' Funding requirements. The Totem signage is functional and is positioned to improve the legibility of the site for patrons. The proposed signage will not cause any unacceptable harm to the amenity or distraction of passing car drivers. Furthermore, DFI Roads are content with the proposed signage and have no objections to the proposal.
- 8.5 The ground mounted directional signs will be located within the car park to aid the site's legibility for patrons. The signs are of a modest scale and appearance and are considered acceptable for this location. Additionally, the signs will not distract passing car drivers and DFI Roads have no objections.
- 8.6 The fence mounted assistance dog toilet facility signage is acceptable due to its small scale and simplistic appearance. The proposed materials for all proposed signage are deemed acceptable for this location. Overall, the proposed signage provides an aesthetically pleasing appearance and complies with PPS 17 Policy AD 1.
- 8.7 The site is located within the Ballycastle Conservation Area therefore Policy BH13 of PPS 6 and Paragraph 6.10 of the SPPS are engaged.

- 8.8 Policy BH 13 The Control of Advertisements in a Conservation Area states that the Department will not normally grant consent for the display of advertisements in or close to a conservation area which would adversely affect the character, appearance or setting of the area or which would be detrimental to public safety.
- 8.9 Paragraph 6.20 of the SPPS states that consent for the display of advertisements in or close to a Conservation Area should only be granted where they would not adversely affect the overall character, appearance or setting of the area. The Ballycastle Conservation Area Design Guide states that signage should be clutter-free and individually illuminated letters will be permitted.
- 8.10 The proposed signage is acceptable in terms of design, scale and positioning and is respectful to the character and setting of the Conservation Area. It is acknowledged that the level of illumination of the Totem signage 01 and 02 is limited to the directional texts and arrows located within the purple zone. Furthermore, CCG Conservation Section did not object to the 'Halo' lighting effect for each individual letter and the Council Logo on the wall mounted signage on the principal elevation of the Leisure Centre building.
- 8.11 CCG Conservation Section acknowledge the specific project design requirements and have no concerns with the revised proposal, and it is considered to fully comply with paragraph 6.20 of the SPPS, Policy BH13 of PPS 6 and the Ballycastle Conservation Area Design Guide. It is also noted that HED have no objections and are content with the proposed signage.
- 8.12 It is acknowledged that the proposed signage is located within the Antrim Coast and Glens ANOB. The proposed signage is located on and in association with a new leisure centre development within the Ballycastle settlement development limit and will not have a demonstrable harm on the character of the AONB. Therefore, the proposed signage is in accordance with Policy NH6 Areas of Outstanding Natural Beauty of PPS 2.

- 8.13 It is noted that the site is located within the Tow Valley Lower (BEL 01) LLPA. The key features of this LLPA are the wooded slopes and open recreational grounds of the lower Tow Valley which contribute greatly to the quality of the setting of Ballycastle. As the proposed signage relates to extant planning approval LA01/2023/1044/F for a new Ballycastle Leisure Centre and Facilities within the settlement development limit, it is considered the signage will not adversely impact the designation.
- 8.14 Furthermore, the site is within an Area of Archaeological potential, however, due to the minor nature of the works any impacts are considered to be negligible. Therefore, the proposed signage will have no detrimental impact on the designated area of archaeology.
- 8.15 It is acknowledged that the site is zoned as a Major Area of Existing Open Space and the south-western portion is zoned for Open Space. However, this advertisement application relates to extant planning approval LA01/2023/1044/F for a new Ballycastle Leisure Centre and Facilities, therefore, PPS 8 is not engaged.

Habitats Regulations Assessment

- 8.16 A HRA screening checklist has been completed and no further consultation is required due to the site not being in close proximity to a designated site. 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 CONCLUSION

- 9.1 In conclusion, taking all relevant planning policy and material considerations into account, it is considered that the proposal is acceptable in terms of its siting, scale and design. The proposed signage can successfully integrate into the site functionally and visually and does not negatively impact the local area or environment.

9.2 The proposed signage will not have any adverse impact on the visual amenity or character of the host building and surrounding area and will not prejudice public safety. The proposed signage complies with PPS 17 Policy AD 1. The proposed signage is acceptable in terms of design, scale and positioning is respectful to the character and setting of the Conservation Area and complies with paragraph 6.20 of the SPPS, Policy BH13 of PPS 6. Furthermore, the proposal complies with Policy NH6 Areas of Outstanding Natural Beauty of PPS 2. Overall, the application is recommended for **Approval**.

10 Approval Conditions

10.1 CONDITIONS

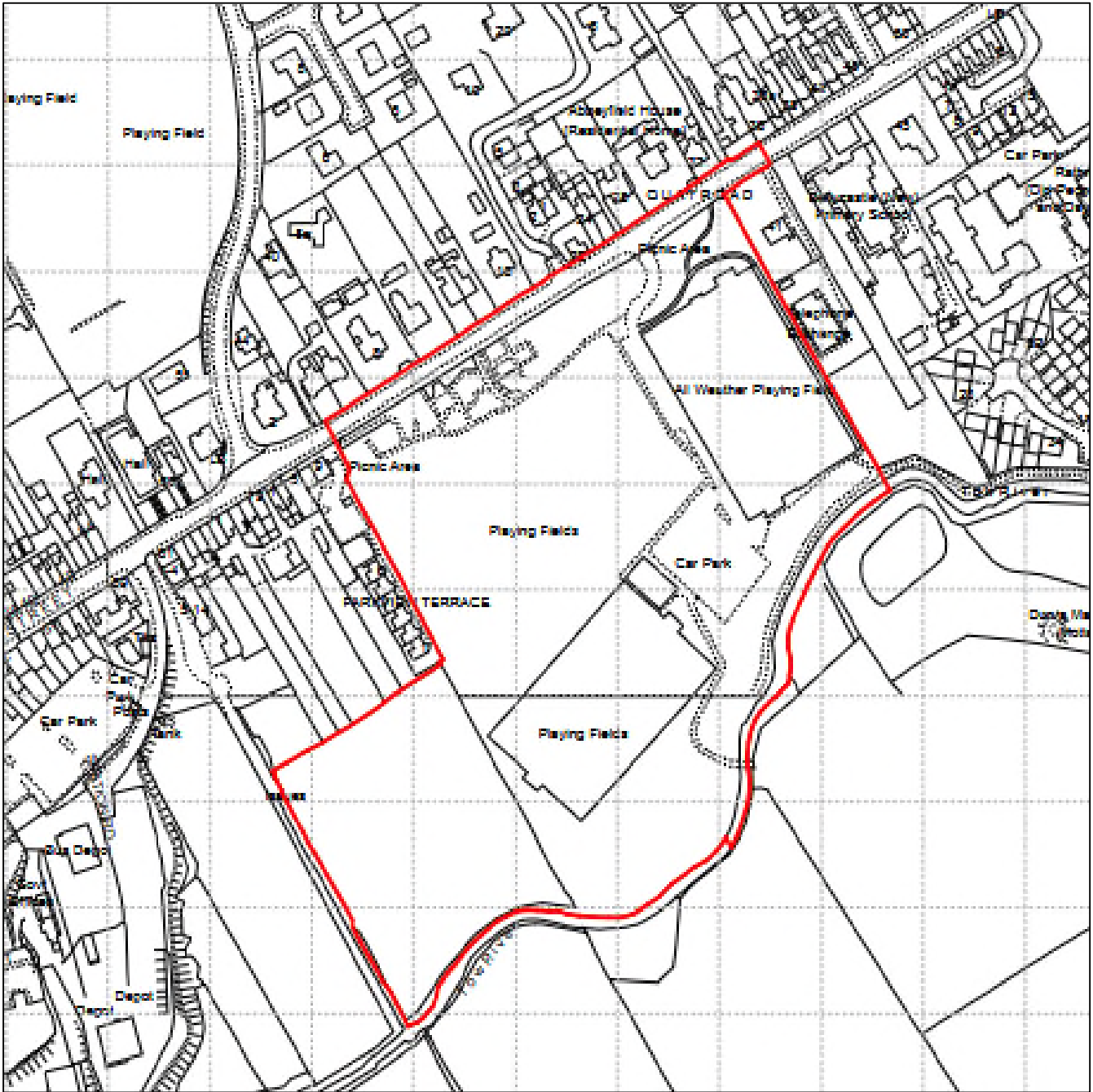
1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

10.2 INFORMATIVES

1. 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.
2. 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.
3. 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.
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 Planning Authority 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 <https://planningregister.planningsystemni.gov.uk>

Site Location Plan



Proposed Block Plan

