

Planning Committee Report LA01/2015/0902/LBC – Dungiven Castle, 145 Main Street, Dungiven	23rd August 2017
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Principal Planning Officer/Development Management Manager
Cost: (If applicable)	N/a

**Dungiven Castle,
145 Main Street,
Dungiven**

**LA01/2015/0902/LBC
Listed Building Consent**

23rd August 2017

<u>No:</u>	LA01/2017/0902/LBC	<u>Ward:</u>	Feeny
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	Dungiven Castle, 145 Main Street, Dungiven		
<u>Proposal:</u>	Proposed utility/services connections from existing services at Dungiven Castle to adjoining modular accommodation		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	6 th July 2017
<u>Listed Building Grade:</u>	B1		
<u>Agent:</u>	Property Services Department, Education Authority Western Region, 1 Hospital Road, Omagh, BT79 0AW		
<u>Applicant:</u>	Gaelcoláiste Dhoire		
<u>Objections:</u>	0	<u>Petitions of Objection:</u>	0
<u>Support:</u>	0	<u>Petitions of Support:</u>	0

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

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 section 7 & 8 and resolves to **GRANT** Listed Building Consent.

2 SITE LOCATION & DESCRIPTION & CHARACTER OF AREA

- 2.1 The site is located at Dungiven Castle, Dungiven. The red line of the application site incorporates the Castle building, the formal gardens to the front (south west) of the castle and the associated car park at the rear of the castle. The site boundaries to the front of the castle are undefined, to the rear the boundaries are defined by leylandii type hedgerows which are approximately 4 metres high on the north western side adjacent the old market site, on the south eastern side it is approximately 2 -2.5 metres in height, with part of the old castle

ruins wall forming part of this boundary. The site is accessed from the Main Street via the bus stop lay-by.

- 2.2 The site is located within the defined settlement development limit of Dungiven Town as defined in the Northern Area Plan (NAP) 2016. The site is also located in an Area of Archaeological Potential and Local Landscape Policy Area as per the NAP 2016. The area surrounding the site is characterised by a variety of different uses. To the North West is the old market site and a farm supply shop and yard, whilst to the east there is a medical centre and sports leisure facility, with dwellings along the Main Street opposite the site and the Church of Ireland also. To the south west of the site is the wider castle grounds which are zoned as open space in NAP 2016.

3 RELEVANT HISTORY

LA01/2017/0289/F - Proposed single storey modular building providing additional accommodation for Gaelcholáiste Dhoire. The accommodation will provide general classrooms, science room, home economics room and supporting ancillary accommodation. Site works will include drainage, new pathways, fencing and gates to secure the school lands – Current Application

LA01/2015/0302/F - Change of Use from a Guest House to a New Irish Medium Post Primary School – Approved 28.09.2015

LA01/2015/0319/LBC - Change of Use from a Guest House to a New Irish Medium Post Primary School – Approved 28.09.2015

B/2013/0200/F - Application for the erection of a licensed marquee for occasional use on vacant lands 10m north east of Dungiven Castle for a period of 5 years – Refused 01.08.2016

B/2013/0203/LBC - Erection of a licensed marquee for occasional use on vacant lands 10m North East of Dungiven – Refused 01.08.2016

B/2006/0498/F - Change of use form a hostel to a Guest House with a licensed restaurant including some internal alterations – Approved 15.02.2007

4 THE APPLICATION

- 4.1 Listed Building Consent is sought for proposed utility/services connections from existing services at Dungiven Castle to adjoining modular accommodation. The majority of the works proposed will involve the underground installation of the services/utilities between the Castle and proposed modular building currently under consideration under planning application LA01/2017/0289/F. However some physical works are required to the Castle Building to run the services to the existing infrastructure within the building, which will involve alterations to the front steps and floor within the foyer of the Castle.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

There are no objections to this proposal.

5.2 Internal

NIEA Historic Environment Division: No objection.

MATERIAL CONSIDERATIONS

- 6.1 Section 85(2) of the Planning Act (Northern Ireland) 2011 requires consent for the execution of works to a listed building.
- 6.2 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 main considerations in the determination of this application relate to the principle of development and impact on the listed building.

Principle of development

8.2 The site is located within the settlement limit of Dungiven as defined by Northern Area Plan. The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.

8.3 The proposed works are minor in scale and are required to facilitate the proposed extension of the existing School. The proposed works are to facilitate services/utility connections between the Castle Building and the proposed modular classroom building, currently under consideration and recommended for approval under planning application LA01/2017/0289/F. When considering the existing and proposed land uses at the site, and the relatively minor nature of the works the principle of development is considered to be acceptable.

Impact on Listed Buildings

8.4 Policy BH 8 of PPS 6 provides the policy guidance in relation to the alteration of a listed building. Dungiven Castle (HB02/06/003/A) is Grade B1 listed. The proposed works are mainly to the exterior of the listed building, which will see the services/utilities sited underground. The services and utilities are proposed to enter the Castle via the front door and foyer area. The proposed works will require alterations to the steps and floor within the foyer which are non-original features of the Castle. The minor works involved will not result in any structural alterations to the building with no impact of loss of original features of cultural or heritage value. NIEA HED has been consulted as the competent authority and raises no objection in relation to the impact on the listed building.

9.0 CONCLUSION

9.1 This proposal is considered acceptable in this location having regard to the Area Plan and other material considerations. The

proposed nature and scale of the proposal have a minimal impact on the listed building and it is considered acceptable having regard to the policy guidance set out in PPS 6. Approval is recommended.

10 CONDITIONS

10.1 Regulatory 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. The area of excavation to be made good on completion using materials sympathetic with the construction methods of the historic fabric.

Reason: to protect against the use of unsympathetic building materials and techniques that is out of keeping with those found on the building

3. No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

4. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department for Communities – Historic Environment Division to observe the operations and to monitor the implementation of archaeological requirements.

Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

10.2 Informatives:

1. For guidance on the preparation of the Written Scheme and Programme of Archaeological Work, which should be submitted for approval at least 4 weeks before work is due to begin, contact:

Historic Environment Division – Historic Monuments
Causeway Exchange
1–7 Bedford Street
Belfast,
BT2 7EG

Tel: 02890 823100

Quote reference: SM11/1 LDY025:005 (S) and
LA01/2017/0902/LBC

Application for the excavation licence, required under the *Historic Monuments and Archaeological Objects (NI) Order 1995*, should be submitted at least 4 weeks before work is due to begin, by a qualified archaeologist responsible for the project, to:

Historic Environment Division – Historic Monuments Unit
Causeway Exchange
1–7 Bedford Street
Belfast,
BT2 7EG

