



**Causeway  
Coast & Glens  
Borough Council**

<b>Planning Committee Report Item D</b>	<b>23<sup>rd</sup> March 2016</b>
<b>PLANNING COMMITTEE</b>	

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

## **ITEM D**

**Staff Canteen Building and  
Lakeview Offices Old Bushmills  
Distillery 2 Distillery Road  
Bushmills Co. Antrim BT57 8XH.**

**E/2012/0220/DCA**

**Demolition Consent Application**

**23 March 2016**

<b><u>No:</u></b>	<b>E/2012/0220/DCA</b>	<b><u>Ward:</u></b>	<b>Bushmills</b>
<b><u>App Type:</u></b>	<b>Demolition Consent</b>		
<b><u>Address:</u></b>	<b>Staff Canteen Building and Lakeview Offices Old Bushmills Distillery 2 Distillery Road Bushmills Co. Antrim BT57 8XH.</b>		
<b><u>Proposal:</u></b>	<b>Removal of existing staff canteen building and Lakeview Offices (Amended description)</b>		
<b><u>Con Area:</u></b>	<b>Bushmills</b>	<b><u>Valid Date:</u></b>	<b>04.12.2012</b>
<b><u>Listed Building Grade:</u></b>	<b>N/A</b>	<b><u>Target Date:</u></b>	
<b>Agent:</b>	<b>R Robinson and Sons Ltd</b>		
<b>Applicant:</b>	<b>Old Bushmills Distillery C/0 Agent</b>		
<b>Objections: 0</b>	<b>Petitions of Objection: 0</b>		
<b>Support: 0</b>	<b>Petitions of Support: 0</b>		

Drawings and additional information are available to view on the Planning Portal- [www.planningni.gov.uk](http://www.planningni.gov.uk)

## 1.0 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** demolition consent subject to the condition set out in section 10.

## 2.0 SITE LOCATION & DESCRIPTION

- 2.1 The site is situated within the grounds of the Old Bushmills Distillery. The site comprises the Lakeview building, canteen building and cased goods store and is accessed via the existing vehicular site access from Castlecat Road, Bushmills. The Lakeview building, in the south west corner of the site, is a two storey property used as office accommodation for the Distillery.

To the rear of the Lakeview building is the canteen which is a single storey white rendered building with a pitched roof. To the rear of the canteen on the north west corner of the site is the large cased goods store which is a large multi pitched white rendered building. East of the buildings is an access road which serves the bottling hall and other buildings within the site.

- 2.2 The site is located within an Existing Area of Economic Development in the grounds of the Old Bushmills Distillery in the settlement development limits of Bushmills as designated in the Northern Area Plan 2016. It is within Bushmills Conservation Area and an Area of Archaeological Potential and there is a listed building in the vicinity of the site. The site also falls within Old Bushmills Distillery COMAH.

### **3.0 RELEVANT HISTORY**

E/2014/0180/F

Extension of Existing Cased Goods Store and Removal of Existing Canteen and Office Building

Current

LA01/2015/0838/HSC

Hazardous Substances Consent Application

Current

### **4.0 THE APPLICATION**

- 4.1 Demolition Consent is sought for Removal of existing staff canteen building and Lakeview offices.
- 4.2 The associated full application has been submitted and is being processed under reference number E/2014/0180/F - Extension of Existing Cased Goods Store and Removal of Existing Canteen and Office Building.

### **5.0 PUBLICITY & CONSULTATIONS**

#### **5.1 External**

**Neighbours: No objections received.**

#### **5.2 Internal**

**Conservation Section:** Has no objection to this proposal.

**NIEA Historic Buildings Unit:** 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:
- The Northern Area Plan 2016
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 Due weight should be given to the relevant policies in the development plan.
- 6.5 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

## **7.0 RELEVANT POLICIES & GUIDANCE**

The Strategic Planning Policy Statement for Northern Ireland (SPPS)

PPS 6 Planning, Archaeology and the Built Heritage

### **Guidance:**

Causeway Coast & Glens AONB Design Guide  
Bushmills Conservation Area Guide

## 8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this consent relate to: its visual impact on the Conservation Area; site security; pedestrian and vehicle movements; and, economic considerations.
- 8.2 The proposal is for consent to demolish the Lakeview building and the Canteen within the Bushmills Distillery site. The Lakeview and Canteen buildings are within the Bushmills Conservation Area and require consent to demolish. However, the Portcaman building is outside of the Conservation Area so there is no concern with its demolition. In cases where demolition is permitted, detailed information and plans for the subsequent redevelopment of the site after demolition is required. It is proposed that the demolition of the Lakeview and Canteen buildings will accommodate an extension to the adjacent cased goods store which is the subject of a separate planning application E/2014/0180/F.
- 8.3 The Planning Authority operates a presumption in favour of retaining any building which makes a positive contribution to the character or appearance of a conservation area taking into consideration its architectural or historic interest in the area. The Lakeview building can be dated in the region of 100 years old. A building of a similar footprint appears on the 1902 O.S. map on page 17 of the Bushmills Conservation Area Design Guide. It reads with the adjacent listed warehouse when viewed from both the Straid Road and Main Street.
- 8.4 NIEA: HBU have no objections to the demolition of the Lakeview building, in terms of its impact upon the setting of the adjacent listed warehouse.
- 8.5 In cases for the demolition of a building in a Conservation Area the Planning Authority must have regard to the same broad criteria outlined for the demolition of a listed building in Policy BH 10. Policy will not normally permit the demolition of a listed building unless there are exceptional reasons why the building cannot be retained in its original or a reasonably modified form. The Agent has provided a detailed document outlining the reasons why the existing building is no longer fit for purpose

and why the demolition of the building is necessary for the overall development of the Distillery site.

- 8.6 The Condition Report outlines the general poor condition of the building and how it fails to comply with current building regulations or DDA requirements

### **Visual Impact on the Conservation Area**

- 8.7 NIEA: HBU inspected the building to be demolished and do not deem it significant to warrant listing. NIEA have no objection to the removal of the buildings. They advise the building is on the periphery of the Conservation Area and has never been accessible to the public. Its location has minimal impact on the Conservation Area.
- 8.8 The building has undergone numerous structural changes over the years from a dwelling to offices. Little historic fabric of the building is left. Although it would be physically possible to upgrade the building, the case has been made by the Agent that the associated costs would be utilised to fund the refurbishment of more historically significant buildings, such as the listed Warehouse 2.
- 8.9 The Lakeview building has been altered, extended and modified over the years to make it semi-functional as office accommodation. In terms of original features, the front doorways and chimneys have been removed, some of the windows on the front elevation are not original and the two storey front bay and rear extensions also appear to be add-ons.

### **Site Security and COMAH Risks**

- 8.10 The proposed relocation of the offices to nearer the access would facilitate a reduction in the number of business visitors accessing through the production area. The Distillery's security priority is to reduce the number of staff and visitors within this area of site and reduce associated COMAH risks.

## **Pedestrian and Vehicle Movements**

- 8.11 The applicant plans to provide tourist facilities within the listed warehouse 2 which will result in a significant increase in tourist movements. There is a new access road currently under construction to alleviate traffic on the existing road adjacent to Warehouse 2. The applicant proposes to develop this as a one way system and close off the access past Warehouse 2 to reduce pedestrian / vehicle interaction.
- 8.12 The position of the Lakeview building currently impacts on HGV turning into the main packaging delivery and despatch area and also into the forward sight distance increasing the risk of vehicular / pedestrian collision. Redevelopment of the site will alleviate these issues.

## **Economic Considerations**

- 8.13 Future expansion in sales will require a larger cased goods storage facility. It is important for security and customs that this is located adjacent to the existing cased goods area to remain part of the production line. The only possible area of expansion is therefore over the existing canteen and Lakeview building.
- 8.14 The applicant asks that the demolition of the Lakeview building is considered in the broader context of the management and operation of the distillery site, which needs an office suite which is fit for purpose. The proposed new offices within the listed warehouse will be a more efficient and economical option. It is proposed that the refurbished warehouse scheme will create greater visitor access to key sites within the site and would bring additional tourism to the Distillery and surrounding area.

## **9.0 CONCLUSION**

- 9.1 Given the present poor condition of the building and the alterations to its historic fabric, the Planning Authority would give weight to the present circumstances of the Distillery and their reasons for its demolition as outlined above. There are no concerns with the demolition of the existing Canteen Building. The proposed re-development scheme is in keeping with the form, character and design of the adjacent listed building and is a sympathetic replacement which will preserve the character of



the Conservation Area once the Lakeview building is demolished. The proposal complies with policy and subject to the implementation of planning application E/2014/0180/F, demolition consent should be granted.

## **10.0 CONDITIONS**

### **10.1 Regulatory Conditions:**

This consent is granted as required by Section 105 of the Planning Act (NI) 2011 subject to the conditions, as approved under E/2014/0180/F.

Reason: To ensure the character of the Conservation Area is maintained.