

Planning Committee Report LA01/2019/0286/LBC	28th August 2019
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	Development Management & Enforcement Manager
Cost: (If applicable)	N/a

<u>No:</u> LA01/2019/0286/LBC	<u>Ward:</u> FEENY
<u>App Type:</u> Listed Building Consent	
<u>Address:</u> 20m South East of Dungiven Castle, 145 Main Street, Dungiven, Co Londonderry, BT47 4LF.	
<u>Proposal:</u> Retention of modular building and proposed extension to provide additional accommodation. The accommodation will provide general classrooms, science rooms, home economics room and supporting ancillary accommodation. Site works will include drainage, new pathways, fencing and gates to secure the school grounds	
<u>Con Area:</u> n/a	<u>Valid Date:</u> 25.03.2019
<u>Listed Building Grade:</u> B1	
<u>Agent:</u> Infrastructure & Capital Design, Education Authority, 1 Hospital Road, Omagh, Co Tyrone, BT79 0AW	
<u>Applicant:</u> Gaelcholáiste Dhoire, Caisleán Dhún Geimhin, Dhún Geimhin, BT47 4LF	
<u>Objections:</u> 0	<u>Petitions of Objection:</u> 0
<u>Support:</u> 1	<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 sections 7 and 8 and resolves to **GRANT** Listed Building Consent subject to the reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located approximately 20m South East of Dungiven Castle, 145 Main Street, Dungiven, which is currently used as part of the Gaelcholáiste Dhoire facility. The site has been developed in line with the previous approval for additional school accommodation, containing a modular building, with areas of paving, tarmac and grass. The application site is defined to the North West by Dungiven Castle and associated Bawn Wall, which is a Scheduled Monument, with the portion of the site to the front (south) of the Castle defined by timber ranch fencing. The southern boundary is defined by paladin fencing and by two mature trees. The eastern boundary is partly defined along its entirety by black paladin fencing. The North/North Eastern boundary is defined by black paladin fencing with some young saplings/shrubs which are approximately 1m with a car park immediately abutting the site to the Main Street side.
- 2.2 The site is located within the defined settlement development limit of Dungiven Town as defined in the Northern Area Plan 2016 and is sited immediately adjacent to Dungiven Castle which is a Grade B1 Listed Building. The site is also located in an Area of Archaeological Potential and immediately adjacent the Dungiven Castle Local Landscape Policy Area (DGL 03) as per the NAP 2016. The area surrounding the site is characterised by a variety of different uses. Further to the North West is the old livestock market site and a farm supply shop and yard, to the east there is a medical centre and sports leisure facility, part of which is designated as open space within the Northern Area Plan. There are a number of dwellings along the Main Street opposite the site as well as the Church of Ireland. To the south west of the site is the wider Castle Environmental Park grounds which are zoned as open space and are within (DGL 03) within NAP 2016.

3 RELEVANT HISTORY

LA01/2019/0285/F - 20m South East of Dungiven Castle, 145 Main Street, Dungiven - Retention of modular building and proposed extension to provide additional accommodation. The accommodation will provide general classrooms, science rooms, home economics room and supporting ancillary accommodation. Site works will include drainage, new pathways, fencing and gates to secure the school grounds – Current Application

LA01/2019/0287/LBC - Caisleán Dhún Geimhin 145 Main Street Dungiven - Retention of Irish Medium Post Primary School. The works consisted of extra electrical and data sockets surfaced mounted to walls, wall repainted, and new proposed fencing and gates to secure the school – Current Application

LA01/2019/0288/F - Caisleán Dh un Geimhin, 145 Main Street, Dungiven - Retention of Irish Medium Post Primary School. The works consists of extra electrical and data sockets surfaced mounted to walls, walls repainted and new proposed fencing and gates to secure the school grounds – Current Application

LA01/2017/0289/F - 20m South East of Dungiven Castle, 145 Main Street, Dungiven, Co Londonderry, BT47 4LF - 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 – Temporary Permission Granted 08.09.2017

LA01/2017/0902/LBC - Dungiven Castle, 145 Main Street, Dungiven - Proposed utility/services connections from existing services at Dungiven Castle to adjoining modular accommodation – Consent Granted 08.09.2017

LA01/2015/0319/LBC - Dungiven Castle, 145 Main Street, Dungiven - Change of Use from a Guest House to a New Irish Medium Post Primary School – Consent Granted 01.10.2015.

LA01/2015/0302/F - Dungiven Castle, 145 Main Street, Dungiven - Proposed change of use from a guest hotel to new Irish Medium Post Primary School. The extent of the works will consist of extra electrical and data sockets mounted to the walls, some walls to be repainted – Temporary Permission Granted 01.10.2015.

B/2013/0200/F - Lands 10m north east of Dungiven Castle, 145 Main Street, Dungiven - 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 – Permission Refused 01.08.2016

B/2013/0203/LBC -Lands 10m North East of Dungiven Castle, 145 Main Street, Dungiven - Erection of a licensed marquee for occasional use on vacant lands 10m North East of Dungiven – Permission Refused 01.08.2016

B/2006/0498/F - Dungiven Castle, Main Street, Dungiven - Change of use form a hostel to a Guest House with a licensed restaurant including some internal alterations – Permission Granted 15.02.2007

B/2006/0490/LB - Dungiven Castle, Main Street, Dungiven - Change of use from a hostel to a Guest House with licensed restaurant including some internal alterations – Permission Granted 15.02.2007

B/2005/0573/F - Lands at 145 Main Street, Dungiven - Redevelopment of former nightclub site for residential development comprising 21 units (13 dwellings and 8 apartments) and associated car parking – Permission Granted 22.11.2006

B/2002/0618/O - 145 Main Street, Dungiven, Limavady - Site for hotel, including restaurant, bar and leisure facilities – Permission Granted 06.08.2003

B/1999/0193/F - Dungiven Castle, Upper Main Street, Dungiven - Change of use from vacant residential accommodation to tourist hostel and associated alterations and car park (Listed Building) – Permission Granted 08.12.1999

B/1995/0311 - DUNGIVEN CASTLE MAIN STREET DUNGIVEN - Change of use from vacant building to community business initiative including workshops, exhibition area and café – Permission Granted 13.06.1996

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 LA01/2019/0285/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 PUBLICITY & CONSULTATIONS

5.1 External

Neighbours: No objections have been received.

One letter of support has been received from the Department of Education outlining the need for additional accommodation at the school as it continues to grow.

5.2 Internal

Historic Environment Division: 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 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.

7.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

PPS 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, which is a Grade B1 Listed Building, and the proposed modular classroom building, currently under consideration and recommended for approval under planning application LA01/2019/0285/F. When considering the existing and proposed land uses at the site, the design, impact on the amenity of surrounding

properties and access the relatively minor nature of the works the principle of development is considered to be acceptable under the SPPS, PPS6 and Policy DES2 of a Planning Strategy for Rural Northern Ireland. A detailed consideration is provided under the associated full application LA01/2019/0285/F.

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. The proposal is found to comply with the SPPS and Policy BH8 of PPS6.

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 the SPPS and 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.

Site Location Map

