



Title of Report:	Planning Committee Report - LA01/2022/1029/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	25th January 2023
For Decision or For Information	For Decision – Council Interest Item

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:

App No: LA01/2022/1029/F Ward: Mountsandel

App Type: Full Planning

Address: Unit 4/5 Diamond Centre, Bridge Street, Coleraine

Proposal: Change of Use from Class A1 Shops to Class D1 (F) Museum and associated storage

Con Area: N/A Valid Date: 23.08.2022

Listed Building Grade: N/A Target Date: 16.01.2023

Agent: Inaltus Limited, 15 Cleaver Park, Malone Road, Belfast, BT9 5HX

Applicant: Old Coach House Properties, 72 – 74 Omagh Road, Dromore

Objections: 0 Petitions of Objection: 0

Support: 0 Petitions of Support: 0

Executive Summary

- Full planning permission is sought for change of use from Shop Units to Museum and associated storage.
- The site is located within the Diamond Centre in Coleraine Town Centre.
- The site presently accommodates two vacant internally linked shop units within the Diamond shopping centre.
- The SPPS directs retailing and other main town centre uses to the town centre first.
- This proposal is considered acceptable at this location having regard to the Northern Area Plan 2016, the Strategic Planning Policy Statement and all other material considerations.
- No consultations have been issued in relation to the application.
- Approval is recommended.

Drawings and additional information are available to view on the Planning Portal-
<https://planningregister.planningssystemni.gov.uk/simple-search>

1 RECOMMENDATION

- 1.0 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 **Approve** planning permission subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located within the Diamond Centre on Bridge Street in Coleraine. The site comprises two retail units which are internally linked and known as 4/5 Diamond Centre. The units are presently vacant. Access to the units is through the Diamond Centre, and the units are located at ground floor level when accessed from the main shopping centre access on Bridge Street.
- 2.2 The site lies within the Town Centre and within an Area of Townscape Character (designation CET 09). The proposed floorspace is approx. 298.8m sq. and combines the two retail units.

3.0 RELEVANT HISTORY

- 3.1 There is no relevant planning history relating to this application site

4.0 THE APPLICATION

- 4.1 Planning permission is sought for Change of use from Class D1 Shops to Class D1 (F) Museum and associated storage at Unit 4/5 Diamond Centre, Bridge Street, Coleraine.

5.0 PUBLICITY & CONSULTATIONS

External

- 5.1 Advertising: 19.10.2022.
Neighbours: There are no objections to the proposal.

Internal

- 5.2 No consultations were issued given the nature of the proposed development.

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:
- 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)

A Planning Strategy for Rural Northern Ireland – Policy DES 2

Planning Policy Statement 6 (Addendum): Areas of Townscape Character

8.0 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to, the principle of development, and access and parking.

Planning Policy

8.2 The proposal must be considered having regard to the Northern Area Plan 2016, SPPS, PPS policy documents and supplementary planning guidance specified above.

Principle of development

8.3 The application site is located within the settlement development limit for Coleraine and lies within the Town Centre, as defined by the NAP 2016.

8.4 Paragraph 6.267 of the SPPS states that town centres are important hubs for a range of land uses and activities and can have a positive impact on those who live, work and visit them. They provide a wide variety of retailing and related facilities, including employment, leisure and cultural uses. Our town's high streets also play an important role in bringing people together and can foster a sense of community and place.

8.5 Paragraph 6.271 states that one of the regional strategic objectives for town centres and retailing are to secure a town centres first approach for the location of future retailing and other main town centre uses. The accompanying footnote 58 details

that this includes cultural and community facilities, retail, leisure, entertainment and businesses.

- 8.6 Under The Planning (Use Classes) Order (Northern Ireland) 2015; the proposed use as a museum would fall within Part D Community, Recreation and Culture, Class D1: Community and Cultural Uses, (f) as a museum. This proposed use is therefore acceptable in principle in this town centre location, and is consistent with the SPPS.
- 8.7 Policy DES2 Townscape of Planning Strategy for Rural Northern Ireland – To require development proposals in towns and villages to make a positive contribution to townscape and be sensitive to the character of the area surrounding the site in terms of design, scale and use of materials. Similarly, Policy ATC 2 of APPS 6 will only permit development proposals in an Area of Townscape Character where the development maintains or enhances its overall character and respects the built form of the area.
- 8.8 The two units to be developed in this application are located within the main Diamond Centre building and are presently vacant, as are a number of other units within the building. The regeneration of the two units will bring additional footfall into the Diamond Centre and increase diversity and vibrancy of Coleraine Town Centre. There are no changes proposed to the existing units and the design, scale and materials remain the same as existing. The proposal complies with Policy DES 2 of the PSRNI and Policy ATC 2 of APPS 6.

Access and Parking

- 8.9 A Transport Assessment form was submitted with this application. In email correspondence, DfI Roads advised that as the units are within an established shopping centre and in a pedestrian area no consultation was necessary.

9.0 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 The Planning Strategy for Rural Northern Ireland. The site is located within Coleraine Town

Centre and the proposed use is appropriate for this Town Centre location. Approval is recommended.

10.0 CONDITIONS AND INFORMATIVES

Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent sites for the removal of or building on the party wall or boundary whether or not defined.
2. 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.
3. 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.
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 Council or other statutory authority.

Site Location Map

LA01/2022/1029

RECEIVED
23 SEP 2022
File No.
Causeway Coast and
Glens Borough Council

Causeway Coast and
Glens Borough Council
**Drawing
Number** 01

ACEmap® Single

Printed: 15/09/2022 Customer Ref:

Centre Point (Easting, Northing): 284691, 432340

Scale: 1:1,250

Order no. ORD124626

Plan No. 01313NW4

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