



**Causeway
Coast & Glens
Borough Council**

Planning Committee Report Item C	23rd March 2016
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	Shane Mathers
Cost: (If applicable)	N/a

ITEM C

**Old Bushmills Distillery
Cased Goods Store
Castlecat Road
Bushmills**

E/2014/0180/F

Full Planning

23 March 2016

<u>No:</u>	E/2014/0180/F	<u>Ward:</u> Bushmills
<u>App Type:</u>	Full Planning	
<u>Address:</u>	Old Bushmills Distillery, Cased Goods Store, Castlecat Road	
<u>Proposal:</u>	Extension of Existing Cased Goods Store and Removal of Existing Canteen and Office Building.	
<u>Con Area:</u>	Yes	<u>Valid Date:</u> 22.09.14
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u>
Applicant:	Old Bushmills Distillery	
Agent:	R Robinson and Sons, Albany Villas, 59 High Street, Ballymoney	
Objections:	0	Petitions of Objection: 0
Support:	0	Petitions of Support: 0

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

1 RECOMENDATION

- 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** planning permission subject to the conditions and informatives set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is within the grounds of the Old Bushmills Distillery. It 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 such buildings within the site.

- 2.2 The site is located within a zoned industrial site BSI 01 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 RELEVANT HISTORY

E/2012/0220/DCA

Removal of existing staff canteen building and Lakeview Offices
Current

LA01/2015/0838/HSC

Hazardous Substances Consent Application
Current

4 THE APPLICATION

- 4.1 The proposed development is for an extension of existing cased goods store and removal of existing canteen and office building.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours:** There are zero **(0)** objectors.

Internal

- 5.2 **NI Water:** No objections – Informatives

TransportNI: No objections

NIEA Historic Monuments Unit: No objections –
Conditions/Informatives

NIEA Historic Buildings Unit: No objections – Condition

Health Safety Executive NI: No objections

Environmental Health: No objections – Informatives

Conservation Area Officer: No objections

6 MATERIAL CONSIDERATIONS

6.1 Section 45 of the Planning Act (Northern Ireland) 2011 states that, “where an application is made for planning permission, the council or, as the case may be, the Department, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations.”

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 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

Regional Development Strategy 2035 (RDS)

Strategic Planning Policy Statement (SPPS)

Northern Area Plan 2016 (NAP)

Planning Policy Statement 2 (PPS 2) Natural Heritage

Planning Policy Statement 3: (PPS 3) Access, Movement and Parking

Planning Policy Statement 6: (PPS 6) Planning, Archaeology and the Built Heritage

Planning Policy Statement 4: (PPS 4) Planning and Economic Development

Guidance:

Causeway Coast & Glens AONB Design Guide
Bushmills Conservation Area Guide

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: the principle of the development at this location; design; and access.

Principle of development

- 8.2 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. It is within Bushmills Conservation Area and an Area of Archaeological Potential. The site also falls within the Old Bushmills Distillery COMAH.
- 8.3 Policy ENV 5 is relevant as it relates to Areas of Significant Archaeological Interest. Permission will only be granted if there is no significant impact on the character and appearance of this distinctive historic landscape.
- 8.4 The principle of this development proposed must be considered having regard to the PPS policy documents specified above and the supplementary guidance.
- 8.5 The proposal is for an extension to the existing cased goods store within the Old Bushmills Distillery. The additional Class B4 storage and distribution facilities at this location within the

distillery site and on land zoned as an existing area of economic development is considered acceptable in principle, subject to an acceptable scale and design. Given the site is within the COMAH zone, Health Safety Executive NI was consulted and expressed no objections to this development. The proposal complies with Policy PED 1 of PPS 4 in relation to acceptable land use.

Design

- 8.6 The proposed extension is of a similar scale, form and design to that of the existing building. Important consideration must be given to the character and appearance of the southern elevation of the new extension as this will be visible from public vantage points within the surrounding Conservation Area.
- 8.7 The proposed southern elevation is a simple flush façade with similar detailing to that of the surrounding industrial buildings. Proposed materials/finishes include natural slate for the roof visible to the public and kingspan grey finish on the rest; black storm water goods and; painted render for the walls. Generally, the form, materials and detailing of the development are sympathetic to the built form of the area and the character and appearance of the Conservation Area.
- 8.8 The proposal involves the demolition of the existing Lakeview and canteen building which are the subject of a separate application E/2012/0220/DCA for demolition consent. The Conservation Section, in assessing the proposal under Policy BH 14 of PPS 6 has no objection to the proposals.
- 8.9 Ten trees are to be removed to facilitate this development. However, trees along the southern boundary are to be retained with new landscaping works proposed. The number of trees proposed exceeds those lost to enable the development.
- 8.10 The proposal meets the requirements of Policy BH 12 of PPS 6 in that it preserves the character and appearance of the area; is in sympathy with the characteristic built form of the area; scale, form, materials and detailing are satisfactory; and important views within the Conservation Area are protected. The proposal also fulfils Policy NH 6 for the Causeway Coast AONB of PPS 2 as the development respects local architectural styles

and patterns as well as local materials, designs and colour. The proposal complies with Policy BH 11 of PPS 6 in that the design will preserve the setting of the nearby listed building and NIEA:HBU have no objections.

- 8.11 The site is located within buffer zones of archaeological sites and monuments and is also designated as an Area of Archaeological Potential. Consultation took place with NIEA:HMU and their response indicated no archaeological objection. The proposal also complies with Policy ENV 5 of NAP 2016.

Access

- 8.12 The existing service road to the east of the existing Lakeview building and canteen will be re-aligned and moved further east to accommodate the proposed extension with an associated manoeuvring area for collection vehicles. Transport NI have no objections to these proposals.

9.0 CONCLUSION

- 9.1 The proposal is considered acceptable in this location having regard to the Northern Area Plan, and other material considerations, including the SPPS. The proposed development will not have a detrimental impact on the Conservation Area. It is located within the Bushmills Distillery and rationalises the existing buildings and space. Transport NI have no objection to the movement of traffic. All other matters can be secured by planning condition.

10 CONDITIONS

10.1 Regulatory 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.

2. The demolition of the existing buildings on the site as approved under planning application E/2012/0220/DCA shall not commence until contracts have been signed between the Contractor and the Applicant for the approved redevelopment of the site to which this permission relates (E/2014/0180/F).

Reason: To ensure that Bushmills Conservation Area is not marred by vacant sites awaiting redevelopment.

3. No tree on site, within the Conservation Area, other than those required for the purpose of carrying out development and indicated on the approved Drawing No 02/4 received 28th January 2016, shall be, cut down, uprooted or destroyed, or have its roots within the crown spread damaged or subject to any soil level changes, or be subject to any form of tree surgery, without the prior written consent of the Planning Authority. Development will be taken to include the main development, any associated buildings, access and service provision.

Reason: To ensure the retention of trees within the Bushmills Conservation Area and to ensure continuity of the landscape amenity afforded by these trees.

4. The erection of fencing required for the protection of retained trees as identified in Drawing No 02/4 received 28th January 2016, shall be undertaken in accordance with BS5837 (2012) 'Trees in Relation to Construction'. The fencing must be in place before any equipment, machinery or materials are brought on to the site for the purposes of the approved development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition. The ground levels within the fenced off areas shall not be altered, nor shall any excavation be made or any other works carried out, materials stored or fires lit.

Reason: To ensure the retention of trees within the Bushmills Conservation Area and to ensure continuity of the landscape amenity afforded by these trees.

5. Trees shall be planted and landscape works carried out within the first planting season following commencement of development, in accordance with the approved Drawing No 02/4 stamped 29th January 2016

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape in order to preserve and enhance the character and appearance of the Bushmills Conservation Area.

6. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Planning Authority, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

7. The external wall material shall be finished in smooth render, painted.

Reason: To ensure the use of sympathetic building materials which are in keeping with those found on the listed buildings.

8. 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 Planning Authority. 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.

9. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Planning Authority 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.

Informatives

1. 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.
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 approval does not apply to any signs or advertising material which the developer or occupier may wish to erect at the premises.
4. Signs may require separate approval under the Planning (Control of Advertisements) Regulations (NI) 2015. Their size, construction, content and siting should be approved by the Planning Authority BEFORE any such signs are erected.
5. NI Water advise the following:

Water supply not required.

Connection to public foul sewer not required.

No surface water sewer within 20m of your proposal, you may wish to apply to NIW to requisition a surface water sewer to serve your proposal if it will serve more than 1 property to discharge roof drainage.

Available capacity for Waste Water Treatment Works / Sewer Network.

The applicant is advised to contact NIW through its Customer Relations Centre on 08457440088 or waterline@niwater.com, upon receipt

of this consultation to discuss any areas of concern. Application forms and guidance are also available via these means.

If during the course of developing the site the developer uncovers a pipe not previously evident, NIW should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Customer Relations Centre on 08458 770002.

6. NIEA: HMU advise the following:

Advice:

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:

Northern Ireland Environment Agency - Historic Monuments Unit, 5 - 33 Hill St, Belfast BT1 2LA

Tel: 028 9054 3140

Quote reference: SM11/1/ANT 7:21

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 Northern Ireland Environment Agency – Historic Monuments Unit, Excavation Licensing, Waterman House, 5 - 33 Hill St, Belfast BT1 2LA

7. Environmental Health advise the following:

There is potential that Asbestos containing Materials is present in or on the outbuilding. The applicant is advised that prior to any works being carried out that an asbestos survey is carried out, by a suitably competent person/s. All identified Asbestos containing material must be removed and disposed of in full compliance with all health and safety and waste management legislative requirements.

“Noise from construction activities should –

- (a) not exceed 75 dB LAeq, 1hr between 07.00 hours and 19.00 hours on Monday to Fridays, or 75 dB LAeq, 1hr between 08.00 hours and 13.00 on Saturdays, when measured at any point 1 metre from any façade of any residential accommodation, and
- (b) not exceed 65 dB LAeq, 1hr between 19.00 hours and 22.00 hours on Monday to Fridays, or 13.00 hours to 22.00 hours on Saturdays when measured at any point 1 metre from any façade of any residential accommodation, and
- (c) not be audible between 22.00 hours and 07.00 hours on Monday to Fridays, before 08.00 hours or after 22:00 hours on Saturdays, or at any time on Sundays, at the boundary of any residential accommodation. (As a guide the total level (ambient plus construction) shall not exceed the pre-construction ambient level by more than 1 dB(A). This will not allow substantial noise producing construction activities but other “quiet” activities may be possible). Routine construction and demolition work which is likely to produce noise sufficient to cause annoyance will not normally be permitted between 22.00 hours and 07.00 hours.”

All plant and equipment including vehicles used in connection with the development should be so situated, operated and maintained to prevent the transmission of noise and vibration to nearby residential properties.

The applicant is advised that deliveries and collections by commercial vehicles should only be made to and from the site between 07.00 hrs and 23.00 hrs and at no time on Sundays to reduce any possible noise disturbance to surrounding sensitive receptors.

If during the proposed development, any ground contamination is encountered then all works on the site should cease. The Environmental Health Section of the Causeway Coast and Glens Borough Council should be informed and sufficient information to assess potential risks arising from the former use of the land should be submitted. Any necessary mitigation/remediation measures should be clearly specified. The above work should be undertaken by a suitably competent person/s and in accordance with current government guidance. A copy of "Council Guidance for interested Parties on Development on Land which might be

affected by Contamination" (Final Version March 2006) can be obtained if required.

8. This full planning permission should be read in conjunction with the Demolition Consent E/2012/0220/DCA.