Derry City and Strabane District Council Planning Committee Report

COMMITTEE DATE: 23rd March 2016

APPLICATION No: LA11/2016/0061/LBC

APPLICATION TYPE: Listed Building Consent

PROPOSAL: Demolition of porta-cabin, kitchen & dining area and reinstatement of wall of existing building where demolition is proposed.

LOCATION: Former Faughan Valley High School, 35 Drumahoe Road

APPLICANT: Derry City and Strabane District Council

AGENT: None

ADVERTISEMENT: 02.02.2016

STATUTORY EXPIRY: 17.02.2016

RECOMMENDATION: Approve

REASON FOR PRESENTATION TO COMMITTEE: Derry City and Strabane District Council is the applicant.

All planning application forms, drawings, letters etc. relating to this planning application are available to view on www.planningni.gov.uk

1. Description of Proposed Development

   It is proposed to demolish part of the former, disused Faughan Valley Primary School. A porta-cabin, changing rooms, kitchen, 2 no. dining areas and boiler house/storage unit are all proposed for demolition. It is also proposed to reinstate the wall of the remaining building where the demolition will occur. This element will be finished in rendered concrete block.

2. EIA Determination

   An EIA determination was carried out for the associated full application A/2013/0635/F wherein it was determined that an ES is not required.

3. Site and Surrounding Area
The site is part of the former Faughan Valley High School, Drumahoe Road. It is located next to the existing Drumahoe Primary School and surrounded by residential development. There is mature vegetation to the rear of the site, outside of the red line of the application.

The site is located within the development limits of the city and is identified in the Derry Area Plan 2011 as Existing Recreation and Open Space. The river Faughan is situated nearby but approx. 0.28kms away when measured at the narrowest distance.
4. **Site Constraints**

The site is constrained by the following:

- Grade B2 Listed Building – HB/01/06/016
Appendix 8

Constraints Map Showing Listed Buildings

Parts of the school are listed – Grade B2. These are shown above in red. Of the listed parts those situated to the north-west and which are within the red line are to be demolished.

5. Neighbour Notification Report

Applications for Listed Building Consent are not required to be neighbour notified however notification of the wider scheme A/2013/0635/F will have been sent out.

6. Relevant Site History

LA11/2016/0060/F - Drumahoe lower pitches, adjacent to the Glenshane Road and between the River Faughan and Drumahoe village; proposed paths at lower pitch & access arrangements.

UNDER CONSIDERATION

LA11/2015/0721/F - Drumahoe Primary School, 31 Drumahoe Road, Drumahoe, Londonderry; Provision of covered walkway to the rear of the existing school to recently approved Modular Classroom Unit.

PERMISSION GRANTED 12.01.2016
Appendix 8

LA11/2015/0351/F - 31 Drumahoe Road, Drumahoe, Co. Londonderry, BT47 3SD; Relocation of Store and provision of 2No modular classrooms and ancillary accommodation and provision of an after-hours timber 'cabin'. Provision of hardstandings and stepped/ramped accesses for both.

PERMISSION GRANTED 22.09.2015

A/2013/0635/F - Faughan Valley School, Drumahoe; Drumahoe District Park consisting of a new childrens play area, 7 aside flood lit synthetic pitch, car parking, changing pavilions and associated fencing and landscaping.

APPROVAL TO ISSUE SUBJECT TO LBC

A/2010/0362/O - Former Faughan Valley High School, Drumahoe Road, Drumahoe; Mixed-use development to include semi-detached residential units, re-use of the former school building for apartments and community hall, multi-use games area (MUGA pitch), changing facilities, children’s play area, car parking for adjacent Primary School and associated landscaping.

PERMISSION GRANTED 22.09.2015

03.04.2012

7. **Policy Framework**

Regional Development Strategy 2035

Derry Area Plan 2011

SPPS

PPS 6: Planning, Archaeology and the Built Heritage

8. **Consultee Responses**

NIEA Historic Environment Division (HED) – No objection subject to conditions.

9. **Representations**

No representations have been received.

10. **Planning Assessment, including Other Material Considerations**
Section 6 (4) of The Planning Act (Northern Ireland) 2011 requires the Council to make planning decisions in accordance with the local development plan, unless material considerations indicate otherwise.

This proposal has been assessed against the provisions of the Derry Area Plan 2011, as well as other material considerations including the Regional Development Strategy; the Strategic Planning Policy Statement for Northern Ireland, PPS 6 Planning, Archaeology and the Built Heritage and any relevant planning history.

While this application is for the demolition of part of a listed building it forms part of larger scheme to regenerate the wider area (see associated application A/2013/0635/F above); as such the proposal is assessed not just under Policy BH 10 Demolition of a Listed Building but also the following polices:

- Policy BH7 Change of Use of a Listed Building;
- Policy BH8 Extension or Alteration of a Listed Building and
- Policy BH11 Development affecting the Setting of a Listed Building.

Proposals for the demolition of currently Listed buildings (as opposed to those which have been de-listed) are normally resisted as it is one of the objectives of PPS 6 to retain and re-use Listed Buildings. NIEA HED has been consulted and cleared the proposal as the ‘principle elements’ are proposed for retention and re-use. Specifically, these elements are the main teaching block, entrance stair tower and assembly hall. NIEA has commented that those elements proposed for demolition are different in architectural detail and character from the ‘principle elements’ of the listed structure. It also commented that this, arguably minor, loss will safe-guard the long-term future use of the listed school building.

While Planning endeavours to protect all historic buildings of merit it is evident that some compromise will be required in this instance to bring the site back into use. Meetings held in relation to the associated full application A/2013/0635/F have revealed that no viable alternative use has been identified for the site and a result it has lain empty and in poor repair for five years.

11. Conclusion and Recommendation

In conclusion, the proposal is broadly in keeping with policy. Approval is recommended subject to the following conditions.

12. Proposed 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 Section 94 of the Planning Act (Northern Ireland) 2011
Reason: Time Limit.

2. Prior to commencement of any works on the site, a full photographic survey with accompanying scaled drawings for the areas proposed for demolition shall be forwarded to Council.

Reason – To protect the historic fabric and integrity of the listed building.

3. Prior to commencement of any works on the site, a Method Statement outlining the methodology for the demolition works must be provided and agreed in writing with Council.

Reason – To protect the historic fabric and integrity of the listed building.

4. Prior to commencement of any works on site, details of ‘making good’ the school structure finishes, including new boundary treatments, must be provided and agreed in writing with Council.

Reason – To protect the historic fabric and integrity of the listed building.