

Document Pack

**Democratic Services Section
Chief Executive's Department
Belfast City Council
City Hall
Belfast
BT1 5GS**



14 June 2012

MEETING OF TOWN PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room (Room G05), City Hall on Thursday, 21st June, 2012 at 4.30 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully

PETER McNANEY

Chief Executive

AGENDA:

1. Routine Matters
 - (a) Apologies
 - (b) Declarations of Interest
2. Routine Correspondence (Pages 1 - 2)
3. Request for Deputations
4. Reports and Correspondence
 - (a) Ground Floor and First and Second Floors of 165 Ormeau Road (Pages 3 - 4)
 - (b) Wind Farm Visit and Onshore Wind Seminar (Pages 5 - 6)
5. New Applications (Pages 7 - 22)

6. Deferred items still under consideration (Pages 23 - 30)
7. Notification of Appeal Dates (Pages 31 - 32)
8. Notification of Appeal Decisions (Pages 33 - 34)
9. Streamlined Applications - Decisions Issued (Pages 35 - 44)
10. Reconsidered Items (Pages 45 - 46)
11. Schedule of Applications (Pages 47 - 66)

Town Planning Committee**Thursday 21 June 2012****Routine Correspondence**

The Committee's comments, if any, are sought in respect of the undernoted matters – copies of which will be available at the meeting for perusal:

Roads Service

1. Notification of effective date of the Stopping Up of Public Rights of Way, the Durham Street and Hamill Street - Killen Street, Belfast (Stopping-Up) Order (Northern Ireland) 2012 – from 4 July 2012.
2. Notification of effective date for the Abandonment of the M2 Motorway at Whitla Street – 12 September 2012.
3. Notification of the consideration of the introduction of a one-way traffic system in various side streets within the Holylands Area - off Agincourt Avenue between Rugby Avenue and Stranmillis Embankment.
4. Provision of disabled parking bays at:
33 Larkfield Gardens;
41 North Parade; and
41 Willowfield Parade.

Department for Social Development

Notice of the making of a Vesting Order in respect of land and property at 117 Mayo Street.

Planning Service

Planning Application Z/2012/0361/F – New university campus in Belfast City Centre. Development of three new buildings (Block A, Block B and Block C) with total floor area (gross external) of 85,736m². The maximum height of the buildings is twelve storeys at corner of Frederick Street and York Street. The development will be characterised by two lantern features at the corners of York Street and Donegall Street and York Street and Frederick

-2-

Street. Public realm improvements to York Lane and in proximity to university buildings. Demolition of existing footbridge and development of new footbridge over York Street. Minor works to the existing Block 82 external facades.

The Committee will be advised of any additional information received at the meeting.

Date: 7th June 2012
 Your Ref:
 Our Ref: Z/2010/0838/F
 (Please quote at all times)



DOE

Department of
 the Environment
www.doeni.gov.uk

Chief Executive's Office		
Date	12/6/12	
Seen by CX		
Referred to		
ACX	Corp Comms	Dem Serv
GR	SPP	Bus Supp.
Dev	F&R	H&ES
P&L	P&P	Other
Ref	74729	

Belfast Area Planning Office
 Bedford House
 16 – 22 Bedford Street
 Belfast
 BT2 7FD

Mr Peter McNaney
 Chief Executive
 Belfast City Council
 City Hall
 Belfast BT1

Contact: Paul Montgomery
 Telephone: 028 9025 2813

Dear Mr McNaney,

**Planning Application Z/2010/0838/F – Change of use to backpackers hostel
 30 beds) – Ground floor of 165 Ormeau Road and 1st and 2nd floors of 165-169
 Ormeau Road, Belfast**

The above planning application was included on the schedule of applications to the Town Planning Committee on 8th March 2012 with an opinion to grant approval. The Department consulted the Committee again on 17th May 2012 with an unchanged opinion to approve. The Committee voted to reject the Department's opinion and this was ratified at the Full Council meeting on 1st June 2012.

Having considered the planning merits of the case, the Department remains of the opinion that the proposal is acceptable. I would advise you that the decision to approve the application was issued on 7th June 2012. A condition has been attached to the decision notice stating that the proposed backpackers hostel shall be used for this purpose only in accordance with Class C2 of the Schedule to the Planning (Use Classes Order) (NI) 2004.

Yours sincerely,

PP

Neil Dunlop
 Belfast Area Planning Manager

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Belfast City Council

Report to:	Town Planning Committee
Subject:	Wind Farm Visit and Onshore Wind Seminar for Councillors
Date:	Thursday 21 June 2012
Reporting Officer:	
Contact Officer:	Mrs Petra Scarborough, Democratic Services Section (ext 6003)

Relevant Background Information

Notification has been received regarding a Wind Farm Visit and Onshore Wind Seminar for Councillors, which will take place in the City Hotel, Derry and the Curryfree Wind Farm on Tuesday 4 September 2012.

Key Issues

The aim of the seminar is to inform participants about the key drivers and benefits of onshore wind development and to provide an increased knowledge of the range of considerations involved in the planning and development of wind energy projects and the drivers for renewable energy deployment along with a greater awareness of wind energy technology and the facts associated with its development.

The key issues examined during the Seminar will include:

- A series of factual presentations covering the economic and social drivers for wind energy;
- A series of presentations looking at the economics of wind development, from the perspectives of local authorities, communities and developers;
- A workshop exploring the development process from a range of perspectives balancing the various economic, social and environmental issues facing developers, decision makers, consultees and other stakeholders in developing wind projects; and
- A visit to a local wind farm to see it in operation and to learn more from the site manager about the operational aspects of the technology.

The seminar has been organised by the Northern Ireland Renewables Industry Group, a collaboration between RenewableUK and the Irish Wind Energy Association.

Resource Implications

Attendance at the seminar and wind farm visit is free of charge.

Recommendations

It is recommended that the Committee notes the information.

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Town Planning Committee

Thursday 21 June 2012



**List of planning applications received by the
Divisional Planning Manager
for the period from 29 May until 4 June and from
5 June until 11 June**

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**Planning Applications deemed valid
For the Period:-29/05/2012 to 04/06/2012**

Count : 26

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0484/F	Proposed 2 storey rear extension to existing dwelling	6 Manna Grove Belfast BT5 6AJ	Full	27/04/2012	27/04/2012	30/05/2012	R Rodrigues Manna Grove Belfast BT5 6AJ	Hillen Architects 87 Central Promenade Newcastle BT33 0HH
Z/2012/0599/F	2 storey extension to the rear and roofspace conversion and rendering of entire dwelling	13 Rosemary Park Belfast BT9 6RF	Full	21/05/2012	21/05/2012	30/05/2012	B Morrissey 13 Rosemary Park Belfast BT9 6RF	
Z/2012/0610/F	Change of use from travel agent to coffee shop.	10 Donegall Square West Belfast BT1 6JH	Full	22/05/2012	22/05/2012	01/06/2012	Caffe Nero	Pragma Planning Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH

**Planning Applications deemed valid
For the Period:-29/05/2012 to 04/06/2012**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0615/F	Construction of sun room extension to rear and patio / deck area	27b Deramore Park Belfast	Full	23/05/2012	23/05/2012	30/05/2012	A Kearney	Coogan and Co Architects LTD Glengall Exchange 3 Glengall Street Belfast BT12 5AB
Z/2012/0625/F	Single storey rear extension (sunroom)	6 Musgrave Park Court Belfast BT9 7HZ	Full	25/05/2012	25/05/2012	30/05/2012	Luigi Cirillo 6 Musgrave Park Court Belfast BT9 7HZ	Sebastiano Furci Ballyargus Redcastle Co Donegal Eire
Z/2012/0626/F	Proposed change of house type from detached to semi-detached (increase from 1 to two no dwellings) with extension to existing property for residential purposes.	2 Springvale Gardens Belfast	Full	24/05/2012	24/05/2012	30/05/2012	Billy Diver c/o agent	Diamond Architecture 77 Main Street Maghera BT46 5AB
Z/2012/0629/A	1 no. internally illuminated sign box	Unit 19 Boucher Retail Park Boucher Crescent BT12 6HU	Advertisem ent	25/05/2012	25/05/2012	30/05/2012	Corbo LTD	Ostlick and Williams 14 Edgewater Road Belfast BT3 9JQ



**Planning Applications deemed valid
For the Period:-29/05/2012 to 04/06/2012**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0630/A	1 no. internally illuminated sign box	Unit 13 Boucher Retail Park Boucher Crescent Belfast BT12 6HU	Advertisement	25/05/2012	25/05/2012	30/05/2012	Corbo LTD	Ostick and Williams 14 Edgewater Road Belfast BT3 9JQ
Z/2012/0631/A	4 no. Internally illuminated sign boxes	Unit 20 Boucher Retail Park Boucher Crescent BT12 6HU	Advertisement	25/05/2012	25/05/2012	30/05/2012	Corbo LTD	Ostick and Williams 14 Edgewater Road Belfast BT3 9JQ
Z/2012/0632/A	1 no. internally illuminated sign box	Unit 16 Boucher Retail Park Boucher Crescent BT12 6HU	Advertisement	25/05/2012	25/05/2012	30/05/2012	Corbo LTD	Ostick and Williams 14 Edgewater Road Belfast BT3 9JQ
Z/2012/0633/A	1 no. internally illuminated sign box.	Unit 12 Boucher Retail Park Boucher Crescent BT12 6HU	Advertisement	25/05/2012	25/05/2012	30/05/2012	Corbo LTD	Ostick and Williams 14 Edgewater Road Belfast BT3 9JQ
Z/2012/0634/A	1 no. wall mounted sign	Unit 14 Boucher Retail Park Boucher Crescent BT12 6HU	Advertisement	25/05/2012	25/05/2012	30/05/2012	Corbo LTD	Ostick and Williams 14 Edgewater Road Belfast BT3 9JQ

**Planning Applications deemed valid
For the Period:-29/05/2012 to 04/06/2012**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0635/F	Proposed new shopfront with internal shopfitting	47 Dublin Road Belfast BT2 7HD	Full	28/05/2012	28/05/2012	01/06/2012	William Hill Organization PLC St Johns Centre 31 Merrion Street Leeds	
Z/2012/0636/LBC	Existing 6no DBPP antennas (L1956x W275 x D95mm) to be removed and replaced by 6no DBDP antennas (L1942 x W364 xD152mm) - 2no antennas to be relocated on support poles and ancillary equipment inc MHAS & cables	Existing telecommunications installation on the rooftop of Owen O'Cork Mill 288 Beersbridge Road Belfast Co Antrim BT5 5DX	Listed Building Consent	28/05/2012	28/05/2012	30/05/2012	Everything Everywhere & H3G Ltd Hatfield Business Park Hatfield Hertfordshire AL10 9B	Harlequin Group 1st Floor 25 Talbot Street Belfast BT1 2LD
Z/2012/0638/F	Demolition and rebuilding of rear return to 2 no apartments on first and second floor and alterations to already approved elevation on ground floor	69 Eglantine Avenue BT9 6EW	Full	28/05/2012	28/05/2012	29/05/2012	S McElroy c/o Over the Rainbow 67 Eglantine Avenue Belfast BT9 6EW	John McElroy RIBA 72 Osborne Drive Belfast BT9 6LJ



**Planning Applications deemed valid
For the Period:-29/05/2012 to 04/06/2012**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0639/LBC	Demolition of spiral stairs, portico roof and party wall, all located to the rear, construction of a 'bridge' link between rear returns of nos 23 and 34 College Gardens, new rooflights to rear, internal modifications to include new doorways at each floor level between nos 23 and 24 College Gardens	24 College Gardens Belfast BT9 6BS	Listed Building Consent	29/05/2012	29/05/2012	31/05/2012	I. N. T. O. 23 College gardens Belfast BT9 6BS	DMVF Architects 276-278 Lower Rathmines Road Rathmines Dublin Dublin6
Z/2012/0640/LDP	Provision of new platform lift access to Balmoral Golf Club for use by members and visitors involving minor alterations to existing curtain wall to front facade	Balmoral Golf Club 518 Lisburn Road Belfast BT9 6GX	LD Certificate Proposed	29/05/2012	29/05/2012	31/05/2012	Balmoral Golf Club Ltd 518 Lisburn Road Belfast BT9 6GX	Arta Architects The Mews Studio 44 Upper Dunmurry Lane Belfast BT17 0AB
Z/2012/0641/F	Erection of 3 storey extension to dwelling, plus garage/store already approved under Z/2010/1048/F	161 Alexandra Park Avenue Belfast BT15 3GB	Full	29/05/2012	29/05/2012	30/05/2012	James Bassett 161 Alexandra Park Avenue Belfast BT15 3GB	Gary Patterson Architects 10 Castleward Road Sirangford BT30 7LY

**Planning Applications deemed valid
For the Period:-29/05/2012 to 04/06/2012**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0642/F	Erection of extension to provide bedrooms of equal proportion, commensurate bathrooms and adequate kitchen facilities.	63 Lower Windsor Avenue Belfast BT9 7DX	Full	29/05/2012	29/05/2012	31/05/2012	David J Bennett 8 Millbank Bangor BT19 7PL	JCP Consulting LTD Lomond House 85-87 Holywood Road Belfast BT4 3BD
Z/2012/0643/LBC	Removal of existing temporary classrooms and provision of 2 no. new mobile classrooms.	Strandtown Primary School North Road Belfast BT4 3DJ	Listed Building Consent	29/05/2012	29/05/2012	31/05/2012	Belfast Education and Library Board 40 Academy Street Belfast BT1 2NQ	RPS Elmwood House 74 Boucher Road Belfast BT12 6RZ
Z/2012/0645/RM	Demolition of existing building and erection of residential development comprising 140 units	Lands south of 25 Harberton Park Belfast	Reserved Matters	30/05/2012	30/05/2012	31/05/2012	Royal Ulster Agricultural Society c/o agent	
Z/2012/0646/F	Erection of canopy along part of hotel frontage (to east side of main entrance) and to match canopy already erected to west side of main entrance Planning ref Z/2007/2026	54/66 Eglantine Avenue Belfast BT9 6DY	Full	30/05/2012	30/05/2012	31/05/2012	Brian Macklin Malone Lodge Hotel 54/56 Eglantine Avenue Belfast BT9 6DY	Derek J White New Inn Cashel Co Tipperary



**Planning Applications deemed valid
For the Period:-29/05/2012 to 04/06/2012**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0647/F	Pitched roof over existing flat roof return to provide additional storage space	338 Lisburn Road Belfast BT9 6GH	Full	29/05/2012	29/05/2012	31/05/2012	Seth Properties Ltd 338 Lisburn Road Belfast BT9 6GH	ARTA The Mews Studio 44 Upper Dunmurry lane Belfast BT17 0AB
Z/2012/0648/F	Demolition of spiral stairs, portico roof and party wall, all located to the rear, construction of a 'bridge' link between rear returns of nos 23 and 24 College Gardens, new rooflights to rear, internal modifications to include new doorways at each floor level between nos 23 and 24 College Gardens.	24 College Gardens Belfast BT9 6BS	Full	29/05/2012	29/05/2012	31/05/2012	INT O 23 College Gardens Belfast BT9 6BS	DMVF Architects 276-278 Lower Rathmines Road Rathmines Dublin D6
Z/2012/0649/F	Relocation of entrance door within existing shop front.	147 Ormeau Road Belfast BT7 1SL	Full	30/05/2012	30/05/2012	31/05/2012	Winemark LTD	studiorgers c/o The Egg Store 1 Mountsandel Road Coleraine BT52 1JB

**Planning Applications deemed valid
For the Period:-29/05/2012 to 04/06/2012**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0651/A	Signs on shop premises	Unit 14 The Arches Ashdale Street Connswater Retail Park Belfast BT5 5AX	Advertisement	31/05/2012	31/05/2012	31/05/2012	Banardos Ltd c/o agent	GVA Rose Building Third Floor 16 Howard Street Belfast BT1 6PA

**Planning Applications deemed valid
For the Period:-05/06/2012 to 11/06/2012**

Count : 14

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0650/A	1200mm diameter internally illuminate Costa Roundal logo sign to inside of window and 600mm diameter internally illuminated Costa Roundel projecting logo sign	40-46 Donegall Place Belfast BT1 5BA	Advertisement	31/05/2012	31/05/2012	06/06/2012	Sunny Tuli of MBCC Foods LTD 7 Coates Crescent Edinburgh EH3 7AL	McCarter Hamill Architects 44 Circular Road Dungannon BT71 6BE
Z/2012/0652/F	Proposed two storey rear factory extension	6 Kendal Street Belfast BT13 2JR	Full	29/05/2012	29/05/2012	06/06/2012	Ewings Seafoods c/o jag	Jag Architects 168 Warren Road Donaghadee
Z/2012/0654/O	Outline application for 1no proposed 2 storey dwelling of approximately 2500 sq ft (240m2)	Land to the rear of 62 Myrtlefield Belfast BT9 6NG	Outline	31/05/2012	31/05/2012	06/06/2012	John O'Hara 62 Myrtlefield Park Belfast BT9 6NG	McGonigleMcG rath 474a Ravenhill Road Belfast BT6 0BW



**Planning Applications deemed valid
For the Period:-05/06/2012 to 11/06/2012**

Count : 14

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0655/F	Proposed extension to side and rear of existing dwelling house, demolition of existing garage and erection of new storey and a half double garage at 27 Viewfort Park, Belfast, BT17 9JY	27 Viewfort Park Dunmurry Belfast BT17 9JY	Full	31/05/2012	31/05/2012	06/06/2012	R & V Murphy c/o agent	McGirr Architects Ltd 670 Ravenhill Road Belfast BT6 0BZ
Z/2012/0656/F	Demolition of existing rear return. New build 3-storey extension to rear (communal facilities on ground floor with two new apartments above) Internal reconfiguration to ground floor (demolished apartment relocated, office/utility/ existing apartment facilities reconfigured) and one first floor apartment reconfigured.	7 Annadale Avenue Belfast BT7 3JH	Full	31/05/2012	31/05/2012	06/06/2012	Triangle Housing Association 60 Eastmeade Gardens Ballymoney BT53 6BD	R E Quinn Architects Limited 14 Princes Street Dromore BT25 1AY

**Planning Applications deemed valid
For the Period:-05/06/2012 to 11/06/2012**

Count : 14

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0661/F	Proposed conservatory extension and conversion of loft to storage area with 2no velux windows (retrospective)	19 Creeve Walk Belfast BT11 8GU	Full	31/05/2012	31/05/2012	08/06/2012	McCorry c/o agent	www.niplanning permission.co.uk 25 Beechlaw Avenue Dunmurry Belfast BT17 9NL
Z/2012/0662/F	Single storey extension to the rear of existing dwelling	45 St Johns Park BT7 3JG	Full	31/05/2012	31/05/2012	08/06/2012	P Holywood 45 St Johns park Belfast BT7 3JG	
Z/2012/0663/A	Shop sign	Unit 20c Castlecourt Shopping Centre Belfast BT1 1DD	Advertisem ent	01/06/2012	01/06/2012	11/06/2012	Fiona MacFadden Cheque Centre The Forum Bankhead Crossway North Edinburgh EH11 4BP	Cathal Johnston Houston 2-12 Mongomery Street Belfast BT1 4NX
Z/2012/0664/A	External free standing sign	622 Antrim Road Belfast BT15 5GP	Advertisem ent	01/06/2012	01/06/2012	11/06/2012	Nicola Maginn c/o agent	Like Architects 34 Bedford Street Belfast BT2 7FF

**Planning Applications deemed valid
For the Period:-05/06/2012 to 11/06/2012**

Count : 14

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0665/F	Proposed dwelling with associated garage and stables	30 Upper Springfield Road Belfast BT12 7QX	Full	01/06/2012	01/06/2012	11/06/2012	Tony Clarke c/ o agent	Mullan Architects 32 Creelough Park Belfast BT11 9HH
Z/2012/0666/F	First floor extension to side and single storey extension to rear of existing dwelling	15 Barnetts Green Belfast Northern Ireland BT5 7AJ	Full	01/06/2012	01/06/2012	11/06/2012	Caolan and Elaine Small 15 Barnetts Green Belfast BT5 7AJ	Dynan Architecture 147 Sandown Road Belfast BT5 6GX
Z/2012/0667/LBC	Demolition of existing rear return. New build 3-storey extension to rear (communal facilities on Gf with 2 new apartments above). Internal reconfiguration to ground floor (demolished apartment relocated, office/utility/ existing apartment facilities reconfigured) and one first floor apartment reconfigured	7 Annadale Avenue Galwally Belfast BT7 3JH	Listed Building Consent	01/06/2012	01/06/2012	11/06/2012	Triangle Housing Association 68 Eastermeade Gardens Ballymoney BT53	R E Quinn Architects Limited 14 Princes Street Dromore Co Down BT25

**Planning Applications deemed valid
For the Period:-05/06/2012 to 11/06/2012**

Count : 14

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0668/F	Adaptation for a person with disability, provision of ground floor bedroom/shower room	46 Navan Green Belfast BT11 8JR	Full	01/06/2012	01/06/2012	11/06/2012	Ken Hughes N I H E Property Services (Design) 10-16 Hill Street Belfast BT1 2LA	Sutherland Architects Ltd 10 Cleaver Park Malone Road Belfast BT9 5HX
Z/2012/0669/O	Erection of new dwelling	Land adjacent to 36 Strandburn Park Belfast	Outline	01/06/2012	01/06/2012	11/06/2012	Kennedy c/o agent	

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Council Deferred items still under consideration
Area :- Belfast

1

Application Ref Z/2008/0824/F

Applicant Big Picture Developments Ltd C/O **Agent**
RPP Architects Ltd
Clarence Gallery RPP Architects Ltd 155-157
Linenhall Street Donegall Pass
Belfast Belfast
BT2 8BG BT7 1DT

Location Site bounded by Little York Street, Great George Street and Nelson Street, Belfast.

Proposal Construction of 238 No. 1bed and 2 bed apartments with 200 No. parking spaces on ground and first floor levels with elevated landscaped central courtyard.(Amended Plans)

- 1 The proposal is unacceptable as it is contrary to the Joint Ministerial Statement of 31 January 2005 as the proposal is considered to be premature in terms of the development plan process as an approval at this stage would prejudice and undermine a key element of the draft Belfast Metropolitan Area Plan, namely the Belfast City Centre Character Areas both individually (due to the scale of the proposal and its visual impact) and cumulatively (through setting a precedent for other sites).
- 2 The proposal is unacceptable as it is contrary to the Draft Belfast Metropolitan Area Plan in that the site is subject to a zoning for social housing and the proposal fails to provide an acceptable design, density and mix of social housing to fulfil the identified social housing need in this area.
- 3 The proposal is unacceptable as it is contrary to UE1 and Designation CC 018 of the Draft Belfast Metropolitan Area Plan and Policy QD1 (a) of Planning Policy Statement 7 in that it fails to respect the surrounding context and is inappropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hardsurfaced areas.
- 4 The proposal is unacceptable as it is contrary to Policy UE6 of the Draft Belfast Metropolitan Area Plan and Policy QD1 (f) and (i) of Planning Policy Statement 7 in that inappropriate provision is made for car parking providing an unacceptable inactive frontage to the public streets, which results in a development which fails to deter crime and promote personal safety.

2

Application Ref Z/2009/1737/F

Applicant Limetree Retirement Homes C/o **Agent**
Agent Harry Rolston Chartered Architect
49 Lisleen Road
Belfast
BT5 7SU

Location 18 Denorrton Park, Strandtown, Belfast, Northern Ireland, BT04 1SF

Proposal Demolition of 18 Denorrton Park and the proposed residential development of 12 'eco' apartments for the elderly (Revised Proposal)



**Council Deferred items still under consideration
Area :- Belfast**

3

Application Ref Z/2011/0037/F

Applicant Orchard House Nursing Home 2 **Agent** MBArchitecture Ltd 6 Woodland Avenue
Cherryvalley Park Lisburn
BT5 6PL BT2

Location Orchard House Nursing Home
2 Cherryvalley Park
Belfast
BT5 6PL

Proposal Extensions and alterations to nursing home to increase occupancy from 36 bedrooms to 57 bedrooms and ancillary accommodation with external car parking and landscaping. Temporary opening of former access onto road for use during construction.

- 1 The proposal is contrary to ATC 2 of Planning Policy Statement 6 Addendum and Development Control Advice Note 9: Residential and Nursing Homes in that the proposal would, if permitted, result in overdevelopment of the site due to its inappropriate siting, layout, scale, form, massing and design causing unacceptable damage to the character and appearance of the area, and would be harmful to the living conditions of existing residents through overlooking, resulting in a loss of residential amenity.
- 2 The proposal is contrary to the Departments' Planning Policy Statement 2: Planning and Nature Conservation in that it fails to respect the character, topography, and landscape features of the site and would, if permitted, harm the health and condition of significant trees due to its inappropriate siting, layout, and ground remodelling works required to facilitate the proposed development.
- 3 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: "Quality Residential Environments" and related guidance in that it has not been demonstrated that the proposal would provide a satisfactory means of access and adequate facilities for parking and service vehicles as part of the development.

4

Application Ref Z/2011/0195/F

Applicant Kevin Doran 9 Knocksticken Road **Agent** HD Design 3 Bannview Road
Clough Banbridge
Downpatrick BT32 3RL

Location 15 Belgravia Avenue
Lisburn Road
Belfast.

Proposal Proposed conversion of dwelling into 3no. self contained apartments.

- 1 The proposal is contrary to EXT 1 in that the proposal would result in a significant loss of amenity for both surrounding and prospective residents
- 2 The proposal is contrary to Policy LC2 in that the first 3 criteria are breached.



**Council Deferred items still under consideration
Area :- Belfast**

10

Application Ref Z/2011/1225/F

Applicant Nexus Property Rentals c/o agent **Agent** Rush & Co 7 Upper Malone Road
Belfast
BT9 6TD

Location 25 Malone Avenue
Belfast
BT9 6EN

Proposal AMENDED PLANS RECEIVED - REMOVAL OF BALCONIES AND PATIO DOORS TO
EGLANTINE GARDENS ELEVATION AND AMENDED FINISH ONTO YARD OF 23 MALONE
AVENUE

Demolition of existing apartments and erection of 6 no apartments

- 1 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies within the Malone Conservation Area and the development would, if permitted, detract from its character as it's massing, proportions and detailing do not respect the characteristic built form of the area and does not conform with the guidance set out in the 'Design Guide for the Malone Conservation Area' document.
- 2 The proposal is contrary to Policy BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building makes a material contribution to the character of the Malone Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition.
- 3 The proposal is contrary to Planning Policy Statement 7 - Quality Residential Environments in that, if permitted, will cause unacceptable damage to residential amenity of neighbouring properties through overshadowing and loss of light.
- 4 The proposal is contrary to Planning Policy Statement 7 - Quality Residential Environments in that the design and detailing of the proposed building does not respect the surrounding context.
- 5 The proposal is contrary to Planning Policy Statement 1 - General Principles and Planning Policy Statement 3 - Access, Movement and Parking and supplementary Planning Guidance document 'Creating Places' in that it has not been demonstrated that adequate surplus on-street parking is available for vehicles that will be attracted to the proposed development.

11

Application Ref Z/2011/1441/F

Applicant Hugh Maguire **Agent** McAuley Rowan Design 2 Millreagh
Dundonald
BT16 1TJ

Location 46 Shandon Park
Belfast

Proposal Demolition of existing dwelling and garage, erection of replacement dwelling, garage and
ancillary garden room (Amended Proposal).



**Council Deferred items still under consideration
Area :- Belfast**

12

Application Ref Z/2012/0045/F

Applicant Chris McGimpsey c/o agent **Agent** Jackson Graham Associates 14-16
Shore Road
Holywood
BT18 9HX

Location Lands at 33 Kings Road
Ballycloghan
Belfast
Co Antrim
BT5 6JG

Proposal Proposed dwelling with associated siteworks

- 1 The proposal if permitted would be contrary to Policy OS1 of Planning Policy Statement 8, Open Space, Sport and Outdoor Recreation in that it would result in the loss of existing open space with consequential detrimental impact on visual amenity and loss of habitat.
- 2 The proposal if permitted would be contrary to Planning Policy Statement 2: Planning and Nature Conservation in that it will result in the loss of mature trees which are protected by virtue of being with Kings Road Conservation Area.

13

Application Ref Z/2012/0148/A

Applicant Fernhill Properties (NI) Ltd 12 **Agent** Like Architects 34 Bedford Street
Wellington Place
Belfast
BT1 6GE

Location College Court
King Street
Belfast
BT1 6BF

Proposal PVC Mesh Banner

- 1 The proposal is contrary to policy AD1 of Planning Policy Statement 17 - Control of Outdoor Advertisements and Policy BH13 of Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage in that it would, if permitted, be unduly prominent on the host building by virtue of its size, appearance and form and will adversely affect the character, appearance and setting of Belfast City Centre Conservation Area, creating an unduly prominent and intrusive feature in the streetscene, thus harming the visual character of the area. It would also set an undesirable precedent for further similar displays, resulting in a change to the character of the area.



**Council Deferred items still under consideration
Area :- Belfast**

14

Application Ref Z/2012/0229/F

Applicant Issy McManus 77 Knockeden Park **Agent** Surveying and Architectural Mangmt
 Belfast BT6 0JG 40a Drumsnade Road
 BT6 0JG Ballynahinch
 Co Down
 BT24 8NG

Location Adjacent to 77 Knockeden Park
 Belfast
 BT6 0JG

Proposal Redevelopment of rear garden space to provide new detached dwelling

1 The proposal is contrary to Planning Policy Statement 7 - Policy QD1 in that it represents an overdevelopment of the site, with insufficient private amenity provision and would have a detrimental impact on neighbouring properties due to overlooking, loss of light and dominance.

15

Application Ref Z/2012/0262/A

Applicant McDonalds Restaurant LTD 11-59 **Agent** Planware LTD The Granary
 High Road 37 Walnut Tree Lane
 East Finchley Sudbury
 London CO10 1B
 N2 8AW

Location McDonalds Restaurant LTD
 Westwood Centre
 Kennedy Way
 Belfast
 BT11 9BQ

Proposal 1 No. height restrictor and 6 no freestanding signs

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Appeal Decisions Notified

Date From: 01/05/2012 00:00:00 and Date To: 11/06/2012 00:00:00

COUNCIL **Belfast**

ITEM NO	1		
Planning Ref:	Z/2010/1152/O	PAC Ref:	2011/A0093
RESULT OF APPEAL	Appeal Upheld	Appeal Decision Date	17/05/2012
APPLICANT	Mr A McDermott		
LOCATION	45 Glencairn Road Belfast RT13 3PII		
PROPOSAL	Two bungalows and garages, each with individual access.		

ITEM NO	2		
Planning Ref:	Z/2011/0512/A	PAC Ref:	2011/A0148
RESULT OF APPEAL	Appeal Dismissed	Appeal Decision Date	10/05/2012
APPLICANT	Optimum Advertising Limited		
LOCATION	Timber Yard Milewater Road Belfast		
PROPOSAL	Erection of One 96 sheet advertising lightbox		

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Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/05/2012 To: 12/06/2012

Belfast LGD

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2011/0590/F	Two storey side and single storey rear extensions with new vehicular access [amended scheme].	1 Springfield Heights Belfast BT13 3QZ	29/05/2012	Muckian 1 Springfield Heights Belfast BT13 3QZ	MB Architecture (Ireland) Limited 6 Woodland Avenue Lambeg Lisburn bt27 4pj
Z/2012/0094/F	Retention of temporary car park	97-101 Joy Street Town Parks Belfast BT2 8LG	29/05/2012	LCP Ltd	Design architects 28 Shore Road Holywood BT18 9HX
Z/2012/0099/F	Replacement of existing conservatory with single storey rear and side extension	18 Trigo Parade Belfast BT6 9GA	29/05/2012	S Murphy 18 Trigo Parade Belfast BT6 9GA	
Z/2012/0121/A	3no fascia signs, 2no corner lights, 2no totem free standing, 1no portique entrance surround, 3no fabric flags	Peugeot Charles Hurst Balmoral Centre Boucher Road Belfast Co Antrim and free standing totem at 62 Boucher Rod Belfast BT12 6LR	29/05/2012	Peugeot Motor Company PLC Piney House 2 Sunbeam Way Coventry CV3 1ND	Blaze Maintenance Limited Carlyle House 15 Tonbridge Road Hildenborough TN11 9B

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/05/2012 To: 12/06/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0241/F	Non compliance of condition 1 of approval Z/2010/0493/DCA namely erection of replacement garage under Z/2010/0494/F	13 Adelaide Park Belfast BT9 6FX	29/05/2012	McLaughlin and Harvey	Des Ewing The Studio 13 Bangor Road Holywood BT18 0NU
Z/2012/0256/F	Single storey extension to side/rear of dwelling.	13 Stockmans Gardens BT11 9AT	29/05/2012	Cathy O'Brian 13 Stockmans Gardens BT11 9AT	Terry McGlinchey Architect 5-7 Conway Street BT13 2DE
Z/2012/0335/F	Provision of new vehicular entrance and associated boundary treatments	27 Cranmore Gardens Belfast BT9 6JL	29/05/2012	Mr and Mrs Lynch 27 Cranmore Gardens Belfast BT9 6JL	Robert Gilmour Architects 86 Stranmillis Road Belfast BT9 5AD
Z/2012/0338/F	Erection of single storey extension to rear of dwelling	39 John Street Belfast BT12 4AG	29/05/2012	Aisling Lavery 39 John Street Belfast BT12 4AG	Aidan Stott 18 Lough Road Ballinderry Upper BT28 2HA
Z/2012/0365/F	Erection of single storey rear extension and two dormer windows to front of dwelling	3 Strandview Street Stranmillis Belfast	29/05/2012	Desmond Oliver Killivney House Portadown Road Armagh BT61 9HE	J A Kelly Ltd 50 Tullycylion Road Dungannon BT70 32Y
Z/2012/0373/F	Single storey rear extension to kitchen	159 Orby Drive Belfast BT5 6BB	29/05/2012	James and Ruth Glover 159 Orby Drive Belfast BT5 6BB	Sarah Macauley 96 Orby Drive Belfast BT5 6AG

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/05/2012 To: 12/06/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0401/F	Enlargement of display windows to front and side elevations	37 Hollywood Road Belfast BT4	29/05/2012	McLean Bookmakers 42 Lisburn Road Belfast BT9	D. H. Taggart and Associates 52 Barnfield Road Derrinagh Lisburn BT28 3TQ
Z/2011/1173/F	Erection of single storey side extension to dwelling to provide utility room with WC	8 Coolnasilla Park Belfast BT11 8LF	30/05/2012	Mr J Mullin 8 Coolnasilla Park Belfast BT11 8LF	Mr J McMahon 1 Balmoral Avenue Belfast BT9 6NW
Z/2011/1240/F	Single storey extension to rear of dwelling	2 Corby Way Belfast BT11 8HY	30/05/2012	NIHE on behalf of Mary Carson 2 Corby Way Belfast BT11 8HY	10/16 Hill Street Belfast BT1 2LA
Z/2011/1263/F	Erection of single storey extension to rear of dwelling	44 Norfolk Parade Belfast BT11 8DB	30/05/2012	Mr Malone	JWA Design 1 Bramble Grove Newtownabbey
Z/2011/1268/F	Erection of single storey extension to rear of dwelling.	41 Monagh Road Belfast	30/05/2012	Ms Coogan 41 Monagh Road Belfast	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB
Z/2011/1285/F	Single storey kitchen extension to rear of property	98 Broadway Belfast BT12 6HX	30/05/2012	Mr & Mrs Harrison 98 Broadway Belfast BT12 6HX	Plan-it Building Designs 6 Woodville Gate Lurgan BT666SR

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/05/2012 To: 12/06/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2011/1315/F	Extension of existing shop premises to create additional showroom and storage	2-4 Ravenscroft Avenue Belfast BT5 5BA	30/05/2012	David Smyth 2-4 Ravenscroft Avenue Belfast BT5 5BA	Gordon McKnight Partnership 31 Shore Road Holywood BT18 9HX
Z/2012/0140/F	Single storey extension to enlarge the existing kitchen and refurbishment to give greater internal working area.	Mountpottinger Methodist Church Templemore Avenue Belfast BT4 5GU	30/05/2012	Mountpottinger Methodist Church Templemore Avenue Belfast BT5 4GU	A&E Construction Services Ltd 124 Castlereagh Road Belfast BT5 5FS
Z/2012/0260/F	Single-storey extension to rear of dwelling.	40 Thorndale Avenue Belfast Co Antrim BT14 6BL	30/05/2012	Mr & Mrs Molloy c/o agent	MBA Design Services 52 Lansdowne Park Belfast BT15 4AG
Z/2012/0328/F	Erection of single-storey extension to side/rear of dwelling.	22 St James Park Belfast BT12 6DT	30/05/2012	Mr James Heenan 22 St James Park Belfast BT12 6DT	Robert Bryson 18 Gransha Park Belfast BT11 8AU
Z/2011/1379/A	New signage to existing buildings	279 273 271 269 267 265 263 321 Grosvenor Road and Lower Falls Social & Recreation Club Grosvenor Road Belfast	31/05/2012	Belfast City Council, Urban Development Cecil Ward Building 4-10 Linenhall Street Belfast BT2 8BP	Knox and Clayton Architects 2a Wallace Avenue Lisburn BT27 4AA

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/05/2012 To: 12/06/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2011/1440/F	Erection of two storey extension and single storey extension to rear of dwelling	22 St Johns Park Belfast BT7 3JG	31/05/2012	Beatrice Quinn 22 St Johns Park Belfast BT7 3JG	GMR Architects Ltd 3 St Judes Avenue Belfast BT7 2GZ
Z/2012/0160/F	Partial demolition of existing rear return and alterations to provide two storey rear extension to give kitchen and bathroom accommodation	218 Donegall Avenue Belfast BT12 6LY	31/05/2012	M/S Linda dash 218 Donegall Avenue Belfast BT12 6LY	B B Consultants 60 Lisburn Road Belfast BT9 6AF
Z/2012/0166/A	Erection of business sign with illuminated individual letters.	Pure Gym 3 Edward Street Belfast BT1 2LR	31/05/2012	Pure Gym Ltd Wet Earth Green Manchester	WR & RT Taggart Laganwood House New Forge Lane Belfast BT9 5NX
Z/2012/0244/F	Change of use from office accommodation class B1(a) to class D1(a) medical and health services	8th Floor 14 - 16 Great Victoria Street Belfast	31/05/2012	R & A Developments Ltd 4a Enterprise Road Bangor BT19 7TA	Like Architects 34 Bedford Street Belfast BT2 7FF
Z/2012/0342/F	Single-storey extension to side of dwelling	14 Stewartstown Avenue Belfast BT11	31/05/2012	Brian McNeill 14 Stewartstown Avenue Belfast BT11	Kevin Fennell Design 2A Dorchester Park Belfast BT9 6RH

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/05/2012 To: 12/06/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2011/0460/F	Erection of extension to existing creche to replace temporary buildings.	1-5 Alliance Crescent and 74 Deerspark Road BT14 7PL.	01/06/2012	Wishing Well Family Centre 7-9 Alliance Crescent Belfast BT14 7PL	HBK Architects 2 Garvey Studios 2-14 Longstone Street Lisburn
Z/2011/1435/F	Retrospective detached garage. Access required to Vandyck Crescent	46 Serpentine Road Newtownabbey BT36 7HB	01/06/2012	Ann Stitt 46 Serpentine Road Newtownabbey BT36 7HB	
Z/2011/1511/F	First floor rear extension including roof mounted solar panels [amended description]	44 Alliance Avenue Belfast BT14 7JP	01/06/2012	Liddean McStravog Cancer Lifeline 44 Alliance Avenue Belfast BT14 7JP	Paul McStay 388 Ravenhill Road Belfast BT6 0BA
Z/2012/0127/F	Single-storey extension to rear of dwelling.	6 Wolfhill Avenue South Belfast BT14 8NT	01/06/2012	Thomas Moran 6 Wolfhill Avenue South Belfast BT14 8NT	Carryduff Designs 1 Thorndale Road North Carryduff Belfast BT8 8HY

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/05/2012 To: 12/06/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0201/F	Relocation of existing bus shelter	Royal Avenue Outside 8-10 Belfast BT1 1DA	01/06/2012	Clear Channel Northern Ireland Unit 2 Ashbank Channel Commercial Park Queens Road BT3 9DT	
Z/2012/0377/F	Erection of single storey extension to dwelling.	50 Lyndhurst Park Belfast BT13 3PG	01/06/2012	Joanne Reilly 50 Lyndhurst Park Belfast BT13 3PG	Drawing & Planning Services 22 DHU Varren Crescent Belfast BT13 3FL
Z/2012/0427/F	Single storey ground floor extension to rear of dwelling	35 Sharman Drive Belfast	01/06/2012	Mr Matthews 35 Sharman Drive Belfast	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB
Z/2011/1198/F	Change of use of first floor office space to licensed premises and ground floor pool room and part of ground floor licensed premises to off-sales	The Kashmir Bar 234-240 Springfield Road Belfast Co Antrim BT12 7DR	06/06/2012	B Smyth The Kashmir Bar 234-240 Springfield Road Belfast BT12 7Dr	O'Donnell O'Neill Design Associates 5 Stranmillis Road Belfast BT9 5AF

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/05/2012 To: 12/06/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2011/1323/F	Variation of conditions 2,3,5 & 6 and removal of condition 4 attached to planning approval Z/2010/1027/F to allow for direct sales to members of the public. (Amended Description)	1 Falcon Way Boucher Road Belfast BT12 6SQ	07/06/2012	Robert Jebb Fawcett and Co 1 Falcon Way Boucher Road Belfast BT12 6SQ	
Z/2012/0040/F	Single storey side extension with minor refurbishment to existing dwelling	25 Osborne Park Belfast BT9 6JN	07/06/2012	Eamon Gormley 25 Osborne Park Belfast BT9 6JN	Hackett Hall McKnight Architects B1.12 Portview 310 Newtownards Road Belfast BT4 1HE
Z/2012/0163/F	Amendment to existing elevation to enable frosted glass within bottom three panels and PPC louvres within top 3 panels of ground floor window of elevation fronting on to Edward Street	Pure Gym 3 Edward Street St Annes Square Cathedral Quarter Belfast	07/06/2012	Pure Gym Limited 11 Wet Earth Green Manchester M27 8AL	WDR & RT Taggart New Forge Lane Malone Road Belfast BT9 5NX
Z/2012/0382/LDP	Proposed single storey extension to rear of dwelling	653 Antrim Road Belfast BT15	07/06/2012	C Loughran c/o agent	Peter J 17 Glengoland Crescent BT17 0JG
Z/2011/1468/A	One 96 sheet display panel	Former PSNI station at 804 Shore Road Greenisland Belfast	11/06/2012	Clear Channel N Ltd Unit 2 Ashbank Channel Commercial Park Belfast BT3 9DT	



Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/05/2012 To: 12/06/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0017/F	Change of house type to Planning approval ref no Z/2010/1373/F at site no 8 for wheelchair adaptation Unit	Lands between 30 & 86 Sunningdale Gardens Belfast	11/06/2012	Clanmill Housing Association Northern Whig Association 3 Waring Street Belfast BT1 2DX	Knox and Clayton 2a Wallace Avenue Lisburn BT27 4AA
Z/2012/0076/F	New single storey porch to front elevation and two storey extension to rear elevation.	35 Viewfort Park Dummurry Belfast BT17 9JY	11/06/2012	David and Carole Scott c/o agent	Philip Ballentine 68a Craigadoo Road Moorfields Ballymena BT42 4RD
Z/2012/0145/A	3no. high level internally illuminated signs.	15 Brunswick St Belfast BT2 7GE	11/06/2012	Brunswick Co-Ownership c/o Travelodge 15 Brunswick Street Belfast BT2 7GE	Design Planning Project Management Kiiree Street Bagenalstown Co Carlow
Z/2012/0147/F	Erection of a 2.4m high mesh panel boundary fence to facilitate secure carparking adjoining the existing outreach office/nursery compound	Traveller Outreach Office 189a Glen Road Belfast BT11 8BU	12/06/2012	Belfast City Council Development Department 4-10 Linenhall Street Belfast BT2 8BP	Belfast City Council Property Maintenance Unit Duncrue Complex Duncrue Road Belfast

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/05/2012 To: 12/06/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0245/F	Change of use from office to sandwich bar	899 Crumlin Road Belfast BT14 8AB	12/06/2012	Ronan Sweeney 30 Ringneil Road Comber Newtownards BT23 6EF	Crockard Building Design 24 Ballyalgan Road Crossgar Downpatrick BT30 9DR
Z/2012/0453/F	Erection of single storey extension to rear of dwelling.	9 Locksley Parade Finaghy Belfast BT10 0EL	12/06/2012	Barry Crawford 9 Locksley Parade Finaghy Belfast BT10 0EL	



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Belfast**Date 21/06/2012**

ITEM NO	D1						
APPLIC NO	Z/2010/0568/F		Full	DATE VALID	04/05/2010		
DOE OPINION	APPROVAL						
APPLICANT	Mr Cooper C/O Agent			AGENT	Robert Gilmour Architects 86 Stranmillis Road Stranmillis Belfast BT9 5AD 077 9559 5434		
LOCATION	3 Sunningdale Gardens, Belfast, BT14 6SE						
PROPOSAL	Replacement of existing dwelling with two detached dwellings and one pair of semi-detached dwellings within gated mews type development (Revised Scheme).						
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions		
	6	0	0		0		
			Addresses	Signatures	Addresses	Signatures	
			0	0	0	0	

Deferred at the request of Councillor L Patterson 17.5.12



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	D2			
APPLIC NO	Z/2011/1190/F	Full	DATE VALID	06/10/2011
DOE OPINION	APPROVAL			
APPLICANT	Apex Housing Association c/o agent		AGENT	McGirr Architects Ltd 670 Ravenhill Road Belfast BT6 0BZ 028 9064 8880
LOCATION	Springfield Builders Supplies 23-25 Springfield Crescent Belfast Co Antrim BT12 7EJ			
PROPOSAL	Demolition of all existing structures and the construction of 6no 3 bedroom and 3no 4 bedroom houses with associated landscaping and car parking			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	19	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

Deferred at the request of Councillor Hartley 17.5.12

ITEM NO	D3			
APPLIC NO	Z/2012/0010/F	Full	DATE VALID	04/01/2012
DOE OPINION	APPROVAL			
APPLICANT	Keith 111 Wandsworth Road Belfast BT4 3LU		AGENT	James Neill Architects 2014a Ballycorr Road Ballyclare BT39 9UG 9332 4689
LOCATION	111 Wandsworth Road Belfast BT4 3LU			
PROPOSAL	Erection of 2 storey extension to rear of dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

Deferred at the request of Councillor Jones 19.4.12

Schedule of Applications



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Belfast

Date 21/06/2012

ITEM NO	1			
APPLIC NO	Z/2010/1648/F	Full	DATE VALID	07/12/2010
DOE OPINION	APPROVAL			
APPLICANT	Mr Cilve Jones 18 Holland Park Belfast BT5 6HB		AGENT	Ian Gibson Architect 80 Comber Road Killinchy BT23 6PF 02897543263
LOCATION	Approved site for dwelling and garage adjacent to 66 Kings Road Belfast			
PROPOSAL	Change of house type and garage to previously to Z/2007/1256/F. (Amended Scheme)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	6	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	2			
APPLIC NO	Z/2011/1211/F	Full	DATE VALID	11/10/2011
DOE OPINION	APPROVAL			
APPLICANT	Triangle Housing Association Ltd 60 Eastermeade Gardens Ballymoney BT53 6BD		AGENT	Architects Knox and Markwell 14 Donaghadee Road Bangor BT20 5RU 028 9145 6677
LOCATION	29a Annadale Avenue Belfast BT7 3JJ			
PROPOSAL	Amended scheme with reduced floor area for replacement of existing dwelling with new building providing supported housing by way of apartments and staff accommodation (15 Units in total)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	2	0	1	
			Addresses	Signatures
			3	3
			SUP Petitions	
			0	
			Addresses	Signatures
			0	0



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	3		
APPLIC NO	Z/2011/1236/F	Full	DATE VALID 20/10/2011
DOE OPINION	REFUSAL		
APPLICANT	Vodafone UK LTD	AGENT	Mono Consultants LTD The Mount 2 Woodstock Link Belfast BT6 8DD 028 9073 7295

LOCATION Rooftop of Lansdowne Court Hotel
657-659 Antrim Road
Belfast
BT15 4EF

PROPOSAL Telecommunications development comprising of 4 no. Telefonica and 4 no. Vodafone antennas on support frames (shrouded to look like flagpoles), 4 no Vodafone RRUs, 4 no O2 RF modules, safety hand railing, ladder hooks, grab rail and a demarcation chain. The proposal also includes 1 no. Alifabs JS2 equipment cabinet, 1 no. Flexi BTS stack, 1 No. TSC equipment cabinet and 1 no. distribution board on lower roof level.

REPRESENTATIONS	OBJ Letters		SUP Letters		OBJ Petitions		SUP Petitions	
	7	0	0	0	Addresses	Signatures	Addresses	Signatures
					0	0	0	0

- 1 The proposal is contrary to Policy TEL 1 of the Department's Planning Policy Statement 10: Telecommunications, in that the proposed erection of the masts and associated equipment, would, if permitted, have a detrimental impact on the visual amenity of the area by reason of introducing visually intrusive features in the streetscene.
- 2 The proposal is contrary to Policy BH 12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Environment, in that the proposed erection of the mast and associated equipment, would, if permitted, have a detrimental impact on, and fails to enhance or preserve the character and appearance of the Somerton Conservation Area.



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	4			
APPLIC NO	Z/2011/1237/F	Full	DATE VALID	19/10/2011
DOE OPINION	APPROVAL			
APPLICANT	Sean Graham Bookmakers c/o agent		AGENT	Like Architects 34 Bedford Street Belfast BT2 7FF 02890278000
LOCATION	90b Castle Street Belfast BT1 1HE			
PROPOSAL	Change of use and extension of existing retail unit to bookmaking office to facilitate extension of existing bookmaking office (amended description and plans).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	5	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	5			
APPLIC NO	Z/2011/1344/A	Advertiseme	DATE VALID	17/11/2011
DOE OPINION	REFUSAL			
APPLICANT	Robert Jebb Fawcett & Co 1 Falcon Way Boucher Road Belfast BT12 6SQ	AGENT	John Palmer - Architect Mount Business CTR 2 Woodstock Link Belfast BT6 8DD 9073 0164	
LOCATION	Grass verge at corner of Apollo Road/Boucher Road Junction at corner of 26-28 Boucher Road Belfast BT12			
PROPOSAL	Free-standing road-side graphic sign (8m x 2m)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The advertisement is contrary to Planning Policy Statement 17: Control of Outdoor Advertisements, and if permitted, would lead to visual clutter at the junction of Boucher Road and Apollo Road, when read in conjunction with existing signs. This excessive number of advertisements is untidy and would have an adverse impact on the general character of the area.



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	6			
APPLIC NO	Z/2011/1346/A	Advertiseme	DATE VALID	17/11/2011
DOE OPINION	REFUSAL			
APPLICANT	Robert Jebb Fawcett & Co 1 Falcon Way Boucher Road Belfast BT12 6SQ	AGENT	John Palmer - Architect Mount Business CTR 2 Woodstock Link Belfast BT6 8DD 9073 0164	
LOCATION	Grass verge located approx 140m South of Apollo Road/Boucher Road junction in front of 26-28 Boucher Road Belfast BT12			
PROPOSAL	2no free-standing road-side graphic signs			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The advertisement is contrary to Planning Policy Statement 17: Control of Outdoor Advertisements, and if permitted, would lead to visual clutter in the general area, when read in conjunction with existing signs. This excessive number of advertisements is untidy and would if permitted have an adverse impact on the character of the area.



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	7			
APPLIC NO	Z/2012/0027/F	Full	DATE VALID	09/01/2012
DOE OPINION	APPROVAL			
APPLICANT	Mr & Mrs James Boyle 7 Ormonde Park Belfast BT10 0LS		AGENT	37 Moun-teagles Park Dunmurry Belfast BT17 0GU 078 3347 3366
LOCATION	7 Ormonde Park Belfast BT10 0LS			
PROPOSAL	Erection of two storey extension and single storey extension to rear, dormer window in rear roof and garage to side of dwelling (amended description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	8			
APPLIC NO	Z/2012/0223/F	Full	DATE VALID	28/02/2012
DOE OPINION	APPROVAL			
APPLICANT	Bachus Inns Ltd		AGENT	Mr Joe Jordan C/ O 106 Upper knockbreda Road Belfast BT6 9QB 07809847568
LOCATION	45 Dublin Road Belfast BT2 7HD			
PROPOSAL	Proposed first floor garden room extension to existing external beer garden to rear of premises including provision of galvanised steel staircase.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	9			
APPLIC NO	Z/2012/0290/O	Outline	DATE VALID	16/03/2012
DOE OPINION	REFUSAL			
APPLICANT	Joseph Maginness 28 Shaneen Park Belfast BT14 8JP		AGENT	
				NA
LOCATION	28 Shaneen Park Belfast BT14 8JP			
PROPOSAL	Erection of 1No. detached dwelling with associated site works			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
1	The proposal is contrary to Policy QD1 of Planning policy Statement 7: Quality Residential Environments in that it involves overdevelopment of the site and would if permitted result in unacceptable damage to the local character, residential amenity and environmental quality of this residential area,			
2	The proposal is contrary to the Departments Addendum to Planning Policy Statement 7: Safeguarding the Character of Established Areas Policy LC1 in that the proposed pattern of development is not in keeping with the overall character and environmental quality of the established residential area.			



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	10			
APPLIC NO	Z/2012/0351/F	Full	DATE VALID	29/03/2012
DOE OPINION	APPROVAL			
APPLICANT	Oliver and Emma Sue Bannon 5 Hillside Drive Stranmillis Belfast BT9 5EJ		AGENT	Conor McKenna 16 Loughbeg Park Corryduff BT8 8PE 07817266339
LOCATION	5 Hillside Drive Stranmillis Belfast BT9 5EJ			
PROPOSAL	Erection of two storey extension and single storey rear extension.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
ITEM NO	11			
APPLIC NO	Z/2012/0367/F	Full	DATE VALID	02/04/2012
DOE OPINION	APPROVAL			
APPLICANT	A,T, A and R Horne c/o agent		AGENT	Dempsey Architects 677 Lisburn Road Belfast BT9 7GT 028 90 664 086
LOCATION	15 Harberton Drive Belfast BT9 6PE			
PROPOSAL	Erection of single storey extension to side and single storey extension to rear (amended description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	12			
APPLIC NO	Z/2012/0370/F	Full	DATE VALID	02/04/2012
DOE OPINION	APPROVAL			
APPLICANT	Bunscoil Bheann Mhadagain c/o agent		AGENT	Knox & Clayton Architects 2a Wallace Avenue Lisburn BT27 4AA 028 9267 4312
LOCATION	Lands adjacent to no 160 Cliftonville Road Belfast			
PROPOSAL	Development of single storey nursery unit with 7 no temporary car parking spaces and new access to Cliftonville Road.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
ITEM NO	13			
APPLIC NO	Z/2012/0389/F	Full	DATE VALID	05/04/2012
DOE OPINION	APPROVAL			
APPLICANT	PSNI Brooklyn 65 Knock Road Belfast BT5 6LE		AGENT	Amley Built Environmnt 3rd Floor Lesley Buildings 61 Fountain Street Belfast BT1 5EX 028 90 650222
LOCATION	Northern Ireland Police College 77-79 Garnerville Road Belfast BT4 2NX			
PROPOSAL	Installation of a temporary modular building in the existing carpark to facilitate decanting staff during refurbishment works.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	14			
APPLIC NO	Z/2012/0398/F	Full	DATE VALID	11/04/2012
DOE OPINION	APPROVAL			
APPLICANT	Everything Everywhere & H3G LTD Hatfield Business Park Hatfield Hertfordshire AL10 9BW		AGENT	Harlequin Ltd 1st Floor Cathedral Quarter 25 Talbot Street Belfast BT1 2LD 02890823660
LOCATION	Site on footpath in front of A.J & Co 161 Dargen Crescent Belfast BT3 9RP			
PROPOSAL	Existing 1 no tri sector antenna (L1790xDia300mm) to be removed & replaced by 1 no tri sector antenna (L1800xDia390mm) within shroud, installation of 1 no equipment cabinet & ancillary equipment			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	15			
APPLIC NO	Z/2012/0424/F	Full	DATE VALID	16/04/2012
DOE OPINION	APPROVAL			
APPLICANT	Everthing Everywhere & H3G Ltd Hatfield Business Park Hatfield AL109BW		AGENT	Harlequin Ltd 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 028 9082 3660
LOCATION	Existing telecommunications installation on footpath approx 10m south west of The Rotterdam Bar 54 Pilot Street Belfast Co. Antrim BT1 3AH			
PROPOSAL	Existing 1 No. Tri sector antenna (L1790xDIA.300mm) to be removed & replaced by 1No. Tri sector antenna (L1800xDIA.390mm) within shroud, installation of 1No. equipment cabinet & ancillary equipment.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	16			
APPLIC NO	Z/2012/0461/F	Full	DATE VALID	23/04/2012
DOE OPINION	APPROVAL			
APPLICANT	Everything Everywhere & H3G Ltd Hatfield Business Park Hatfield AL10 9BW		AGENT	Halequin Ltd 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 028 9082 3660
LOCATION	Existing telecommunications installation wyse byse rooftop site on top Wyse byse 29-35 Cregagh Road Belfast Co. Antrim BT6 8PX			
PROPOSAL	Existing 3 No. DBPP antennas (L1840xW309xD125mm) to be removed and replaced by 3No. DBDP antennas (L1942xW364xD152mm), installation of 3No. equipment cabinets & ancillary equipment inc MHAS & cables			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	17			
APPLIC NO	Z/2012/0464/F	Full	DATE VALID	23/04/2012
DOE OPINION	APPROVAL			
APPLICANT	Everything Everywhere & H3G Ltd Hatfield Business Park Hatfield AL109BW		AGENT	Harlequinn Ltd 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 028 9082 3660
LOCATION	Existing Telecommunications installation roof of Ballysillan Telephone Exchange Glenbank Drive Ballysillan Belfast BT14 8BJ			
PROPOSAL	Existing 2 No. single band antennas (L1682xW142xD43mm) to be removed replaced by 2No. DBDP antennas (L1942xW364xD152mm), installation of 1No. equipment cabinet & ancillary in MHAS & cables			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	18			
APPLIC NO	Z/2012/0466/F	Full	DATE VALID	23/04/2012
DOE OPINION	REFUSAL			
APPLICANT	Joan Douglas c/o agent		AGENT	www.planningper mission.co.uk 25 Beechlawn Avenue Dunmurry BT17 9NL 07851082912
LOCATION	46 Tates Avenue Belfast BT9 5PE			
PROPOSAL	Change of use from a residential family home to a house of multiple occupancy (HMO) with associated site works.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to policy HMO 1 of the HMO Subject Plan for Belfast City Council Area as it represents an unacceptable increase in the number of HMOs in a designated HMO Policy Area.



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ITEM NO	19			
APPLIC NO	Z/2012/0500/F	Full	DATE VALID	30/04/2012
DOE OPINION	APPROVAL			
APPLICANT	Everything Everywhere & H3G Ltd Hatfield Business Park Hatfield AL10 9BW		AGENT	Harlequin Ltd 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 028 9082 3660
LOCATION	Existing telecommunications installation equipment at Hillview chimney Hillview Road Crumlin Road Belfast BT14 7DY			
PROPOSAL	Existing 3No. DBPP antennas (L1840xW309xD125mm) to be removed & replaced by 3No. DBDP antennas (L1840xW364xD152mm), installation of 1No. equipment cabinet & ancillary equipment inc MHAS & cables.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	20			
APPLIC NO	Z/2012/0513/F	Full	DATE VALID	30/04/2012
DOE OPINION	APPROVAL			
APPLICANT	Morris 25 Manse Road Castlereagh Belfast BT6 9SB		AGENT	Terry McGlinchey Architect 5-7 Conway Street Belfast BT13 2DE 07984023023
LOCATION	36 University Avenue Belfast			
PROPOSAL	Extension to existing rear two storey return, rebuild existing single storey return and first floor extension.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	21			
APPLIC NO	Z/2012/0535/F	Full	DATE VALID	08/05/2012
DOE OPINION	APPROVAL			
APPLICANT	Everything Everywhere and H3G Ltd Hatfield Business Park Hatfield AL10 9BW		AGENT	Harlequin Ltd 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 02890823660
LOCATION	Existing telecommunications installation rooftop of East Belfast Constitutional Club 353-359 Lower Newtownards Road Belfast Co Antrim BT4 1AJ			
PROPOSAL	Existing 3no single band antennas (L1682 x W142 x D43mm) to be removed and replaced by 3no DBDP antennas (L1942 x W364 x D152mm) installation of 1no equipment cabinet and ancillary equipment including MHAS and cables			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0