

Document Pack

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



10 May 2013

MEETING OF TOWN PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room (Room G05), City Hall on Thursday, 16th May, 2013 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 3 - 4)**
3. **Request for Deputations**
4. **Reports and Correspondence**
 - (a) Amusement Permit Policy
(Report to follow)
5. **New Applications (Pages 5 - 18)**
6. **Appeal Dates Notified (Pages 19 - 20)**
7. **Streamlined Planning Applications - Decisions Issued (Pages 21 - 24)**

8. **Deferred Items Still Under Consideration (Pages 25 - 32)**
9. **Reconsidered Items (Pages 33 - 36)**
10. **Schedule of Applications (Pages 37 - 46)**

Town Planning Committee

Thursday 16 May 2013

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:

Road Service

- Notification of a request to amend legislation at one of the Glengall Street coach parking bays to enable the changing of the smaller coach parking bay to a bus stop.

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

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Town Planning Committee

Thursday 16 May 2013



**List of planning applications received by the
Divisional Planning Manager
for the period from 23 April until 6 May**

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**Planning Applications deemed valid
For the Period:-23/04/2013 to 29/04/2013**

Count : 19

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0436/F	Roof repairs and renewal of roof covering. Rationalisation and replacement of the existing roof mounted M+E plant installation. Insertion of a mezzanine in room 401 and installation of roof mounted solar thermal and photovoltaic panels.	Parliament Buildings Stormont Belfast BT4 3XX	Full	16/04/2013	16/04/2013	23/04/2013	Northern Ireland Assembly Parliament Buildings Stormont Belfast BT43XX	Hamilton Architects 3 Joy Street Belfast BT2 8LE
Z/2013/0447/F	Amendment to previous approval Z/2007/1368/f to convert the 4no apartment on the top floor into 2no apartments, reducing the total number of units from 16 to 14	22 Upper Lisburn Road Belfast	Full	18/04/2013	18/04/2013	25/04/2013	Deramore Property Group c/o agent	Sutherland Architects Ltd 10 Cleaver Park Malone Road Belfast BT9 5HX

**Planning Applications deemed valid
For the Period:-23/04/2013 to 29/04/2013**

Count : 19

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0448/F	Two storey rear extension to existing dwelling to provide open plan living/dining/ kitchen space to ground floor and additional bedroom space to first floor	40 Ardenlee Parade Belfast BT6 0AL	Full	22/04/2013	22/04/2013	24/04/2013	Justin Kerr 40 Ardenlee Parade Belfast BT6 0AL	Workshop 5 Architects 8 The Close Belfast BT10 0GG
Z/2013/0450/F	2 storey extension to existing garage and first floor bedroom	14 Old Coach Avenue Belfast BT9 5PY	Full	22/04/2013	22/04/2013	24/04/2013	Mr & Mrs Mitchell c/o Agent	Sutherland Architects Ltd 10 Cleaver Park Malone Road Belfast BT9 5HX
Z/2013/0452/F	2 storey rear extension to dwelling to allow kitchen on ground floor and bathrooms above	17 Sandhurst Drive Lower Malone Belfast BT9 5AY	Full	22/04/2013	22/04/2013	24/04/2013	Mark Little 166 Ballygowan Road Hillsborough BT26 2EG	Ian Purdy 11 Greenogue Road Dromore BT25 1RG
Z/2013/0453/F	Demolition of existing building & erection of new 4 storey office building & car parking.	167 Upper Newtownards Road Belfast BT4 3HZ	Full	22/04/2013	22/04/2013	24/04/2013	Maurice Nesbitt 167 Upper Newtownards Road Belfast BT4 3HZ	

**Planning Applications deemed valid
For the Period:-23/04/2013 to 29/04/2013**

Count : 19

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0455/F	Change of use from vacant first and second floor to self-contained apartments.	1st and 2nd floor 289 Newtownards Road Belfast BT4 1AG	Full	19/04/2013	19/04/2013	29/04/2013	Thomas Henderson 289 Newtownards Road BT4 1AG	Philip Lynn Architects 72 Ardmillan Road Newtownards BT23 6QN
Z/2013/0456/F	Single storey rear extension	1 Norfolk Drive Belfast	Full	24/04/2013	24/04/2013	25/04/2013	Mr McLaughlin 1 Norfolk Drive Belfast	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB
Z/2013/0457/F	Two storey side extension, replacement garage and access ramp to front of dwelling.	45 Forthriver Road Belfast BT13 3SE	Full	24/04/2013	24/04/2013	26/04/2013	R Shields 45 Forthriver Road Belfast BT13 3SE	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB
Z/2013/0458/F	Alterations and single storey extension to rear	81 Broom Street Belfast BT13 3DN	Full	24/04/2013	24/04/2013	25/04/2013	Mr Samuel Havern 81 Broom Street Belfast BT13 3DN	Architectural Design Partnership 12a Hibernia Street Holywood BT18 9JE
Z/2013/0459/A	Shop Sign	8-10 Donegall Square North Belfast	Advertisem ent	23/04/2013	23/04/2013	25/04/2013	Belfast City Council Adelaide Exchange 24 -26 Adelaide Street Belfast	URS Beechill House Beechill Road Belfast BT87RP



**Planning Applications deemed valid
For the Period:-23/04/2013 to 29/04/2013**

Count : 19

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0460/DCA	Demolition of existing vacant detached two storey dwelling at 10 Harberton Drive	10 Harberton Drive Belfast BT9	Demolition within Conservation Area	25/04/2013	25/04/2013	29/04/2013	Mrs S magee	McCann Moore Architects 715 Lisburn Road Belfast BT97GU
Z/2013/0461/F	Installation of electricity substation building within new compound secured by 3 meters high chainlink fencing, gates and separate access road	Television Broadcasting site at Divis 17 Divis Road Hannahstown Belfast BT17 0NG	Full	25/04/2013	25/04/2013	29/04/2013	Arqiva Ltd Blackhill Transmitting Station Salsburgh Shotts North Lanarkshire ML74NZ	
Z/2013/0462/F	Proposed alterations is to provide a small single storey extension to the left hand side of the convent to be used as a reception area for greeting visitors for the nuns.	63 Falls Road Belfast BT12 6PD	Full	24/04/2013	24/04/2013	29/04/2013	Sr Molly Caldwell 63 Falls Road Belfast BT12 6PD	Henry Morgan 583 Donegall Road Belfast BT12 6DX
Z/2013/0464/F	Single storey ground floor kitchen/dining extension at rear	30 Kirkliston Park Belfast BT5 6EB	Full	26/04/2013	26/04/2013	29/04/2013	Mr and Mrs Currie 30 Kirkliston Park Belfast BT5 6EB	

**Planning Applications deemed valid
For the Period:-23/04/2013 to 29/04/2013**

Count : 19

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0466/LDP	Single storey kitchen extension	22 Taunton Avenue Belfast BT15 4AD	LD Certificate Proposed	26/04/2013	26/04/2013	29/04/2013	P McClean 22 Taunton Avenue Belfast BT15 4AD	McGuinness Architects 2 Fortwilliam Gardens Belfast BT15 4BS
Z/2013/0467/F	Rear extension	4 Strathearn Mews Strandtown Belfast BT4 2QU Co. Antrim N Ireland		26/04/2013	26/04/2013	29/04/2013	T Upchurch 4 Strathearn Mews Strandtown Belfast BT4 2QU	'Living Stone' Architects 42 (B) Seacliff Road Bangor BT20 5EZ
Z/2013/0468/F	Erection of 1no dwelling and detached garage	Land at end of Cooldarragh Park Belfast BT14 6N		26/04/2013	26/04/2013	29/04/2013	A McAuley 24 Cooldarragh Park Belfast BT14 6TG	McGuinness Architects 2 Fortwilliam Gardens Belfast BT15 4BS
Z/2013/0470/F	Change of house type of 10no. proposed residential units from 3B/5P to 2B/3P.	Site at Forthriver Road Belfast BT13 3SJ		26/04/2013	26/04/2013	29/04/2013	Filor Housing Association Ltd 219-221 Crumlin Road Belfast BT14 7EE	Whittaker and Watt Architects 379 Antrim Road Newtownabbey BT36 5EB

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**Planning Applications deemed valid
For the Period:-30/04/2013 to 06/05/2013**

Count : 18

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0472/F	Proposed single storey kitchen/utility room extension to rear and side, new WC window	7 Bristow Park Belfast BT9 6TF	Full	26/04/2013	26/04/2013	30/04/2013	L Coulter 7 Bristow Park Belfast BT9 6TF	Brian Small Design 79 Rosetta Road Belfast BT6 0LR
Z/2013/0473/F	Small kitchen/dining extension with utility room to the rear and detached garage	20 Hawthornden Road Belfast BT4 3JU	Full	29/04/2013	29/04/2013	30/04/2013	David Martin c/o Agent	Deborah McConaghie 3-19 Donegall Road Belfast BT12 6FQ
Z/2013/0474/F	Single storey rear extension, to extend kitchen and add utility and wash rooms	3 Rathgar Street Belfast BT9 7GD	Full	29/04/2013	29/04/2013	01/05/2013	Geoffrey A McCartney 3 Rathgar Street Belfast BT9 7GD	Seamus Donnelly 80a Mountjoy Road Aughrimderg Coalisland BT71 5EF
Z/2013/0475/F	External alterations and two storey side and rear extension	17 Cleaver Park Malone Belfast BT9 5HX	Full	29/04/2013	29/04/2013	01/05/2013	Peter and Joanne Jordan 17 Cleaver Park Malone Belfast BT9 5HX	Dimensions Chartered Architects 1 Montgomery House 478 Castlereagh Road Belfast BT5 6BQ



**Planning Applications deemed valid
For the Period:-30/04/2013 to 06/05/2013**

Count : 18

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0476/F	Single storey bedroom, shower room and lobby extension to side of dwelling	4 Comber Court Belfast BT5 4TN	Full	29/04/2013	29/04/2013	01/05/2013	Claire Keating 4 Comber Court Belfast BT5 4TN	Philip Cullen 28 Downshire Road Belfast BT6 9JL
Z/2013/0477/F	Erection of single-storey extension to side of dwelling for disabled use.	71 Andersonstown Crescent Belfast BT11 8FJ	Full	23/04/2013	23/04/2013	30/04/2013	Mrs J Sullivan 71 Andersonstown Crescent Belfast BT11 8FJ	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0Gb
Z/2013/0478/LBC	Internal store works to customer facilities comprising reconfiguration of toilets and customer services to include demolition of existing partition and screen walls and construction of a new extended toilet enclosure, including frosted film to existing second floor window on Callender Street elevation	Marks and Spencer 48 Donegall Place Belfast BT1 5BY	Listed Building Consent	29/04/2013	29/04/2013	01/05/2013	Marks and Spencer c/o Agent	WDR & RT Taggart Laganwood House Newforge Lane Malone Road Belfast BT9 5NX

**Planning Applications deemed valid
For the Period:-30/04/2013 to 06/05/2013**

Count : 18

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0479/F	Building to be re-used as restaurant with takeaway facilities in form of drive through kiosk extension	Unit 5 Connswater Retail Park 3 Connswater Link Belfast BT5 5DL	Full	29/04/2013	29/04/2013	01/05/2013	Jimmy Dong China Cash and Carry Ltd 10 Duncrue Street Belfast BT3 9AQ	Custom Interiors 61c Anneter Road Cookstown BT80 0HZ
Z/2013/0480/F	Change of use from existing office premises to 3no self contained apartments retaining existing primary structure and building envelope	92 University Street Belfast BT7	Full	26/04/2013	26/04/2013	01/05/2013	P Matthews c/ o agent	B 10 Fullerton Road Newry BT34 2BB
Z/2013/0482/F	Change of use for ground floor of no. 165 Stranmillis Road from office to 1no. 1 bed apartment	165 Stranmillis Road Belfast BT9 5AJ	Full	29/04/2013	29/04/2013	01/05/2013	Ali Watkins c/ o agent	Like Architects 34 Bedford Street Belfast BT2 7FF
Z/2013/0486/F	Ground floor side and rear extension	20 St Johns Park Belfast	Full	01/05/2013	01/05/2013	03/05/2013	Mr & Mrs Mark Mulholland 20 St Johns Park Belfast BT7 3JG	Paul Doherty 37 Wynchurch Avenue Belfast BT6 0JP
Z/2013/0487/F	Single storey pitched roof extension to rear	617 Upper Newtownards Road Belfast BT4 3LQ	Full	01/05/2013	01/05/2013	03/05/2013	N Hyland	VWP Architects 90 Castlereagh Road Belfast BT5 5FR

**Planning Applications deemed valid
For the Period:-30/04/2013 to 06/05/2013**

Count : 18

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0488/F	Single storey pitched roof extension to rear	619 Upper Newtownards Road Belfast BT4 3LQ	Full	01/05/2013	01/05/2013	03/05/2013	N Hyland	VWP Architects 90 Castlereagh Road Belfast BT5 5FR
Z/2013/0489/F	Two storey and single storey extension to the rear	101 Ardenlee Avenue Belfast BT6 0AD	Full	01/05/2013	01/05/2013	03/05/2013	Mr and Mrs Montgomery 101 Ardenlee Avenue Belfast BT6 0AD	
Z/2013/0490/F	Single storey rear extension Vertical extension of a 2nd storey to the rear section of Windsor Women's Centre and minor changes to internal walls. To provide additional training and office facilities.	7 Fairway Avenue Belfast BT9 5NL	Full	01/05/2013	01/05/2013	03/05/2013	G Bradley 7 Fairway Avenue Belfast BT9 5NL	Colin Harvey Design 62 North Road Belfast BT5 5NJ
Z/2013/0491/F		136-144 Broadway Belfast BT12 6HY	Full	01/05/2013	01/05/2013	03/05/2013	Windsor Women's Centre 136-144 Broadway Belfast BT12 6HY	Kennedy FitzGerald Arcitects LLP 3 Eglantine Place Belfast BT9 6EY

**Planning Applications deemed valid
For the Period:-30/04/2013 to 06/05/2013**

Count : 18

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0492/F	Extension of existing sandwich bar to provide seating areas at ground & first floor levels	Duncrue Road Belfast BT39BP	Full	01/05/2013	01/05/2013	03/05/2013	Mr Gerard Maskey	Hamill Gallagher Albany House 73-75 Great Victoria Street Belfast BT2 7AF
Z/2013/0493/F	Demolition of existing dwellings and erection of 14 social housing units with associated site works including provision of new road layout, in-curtilage parking and replacement pedestrian access to Crumlin Road	Nos 172-178 and 196-202 Ballysillan Avenue (including lands to the North West bound by the Crumlin Road) Belfast.	Full	01/05/2013	01/05/2013	03/05/2013	Connswater Homes c/o agent	TSA Planning 29 Lincenhall Street Belfast BT2 8AB

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Appeal Dates Notified

Date From: 24/04/2013 00:00:00 and Date To: 08/05/2013 00:00:00

ITEM NO 3
Planning Ref: Z/2012/0632/A **PAC Ref:** 2012/A0308
APPLICANT Corbo LTD
LOCATION Unit 16
 Boucher Retail Park
 Boucher Crescent
 BT12 6HU

PROPOSAL 1 no. internally illuminated sign box

PROCEDURE Informal Hearing
DATE DUE TO PAC 04/06/2013
DATE OF HEARING 27/06/2013
DATE OF SITE VISIT

ITEM NO 4
Planning Ref: Z/2012/0631/A **PAC Ref:** 2012/A0310
APPLICANT Corbo LTD
LOCATION Unit 20
 Boucher Retail Park
 Boucher Crescent
 BT12 6HU

PROPOSAL 4 no. Internally illuminated sign boxes

PROCEDURE Informal Hearing
DATE DUE TO PAC 04/06/2013
DATE OF HEARING 27/06/2013
DATE OF SITE VISIT

Streamlined Planning Applications Decisions Issued

Decision Issued From: 24/04/2013 To: 08/05/2013

Belfast LGD

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/1173/F	Retrospective application for hot food bar [amended description].	113 Disraeli Street Belfast BT13 3HX	26/04/2013	Roberta Hoy c/o agent	MCA Architecture 6 Waterloo Park Belfast BT15 5HU
Z/2012/1420/F	Renewal of previously approved application (Z/2007/2-153/F) for the erection of 1 No. 2 storey dwelling.	92 Ebor Street Belfast BT12	26/04/2013	Sam and Martin Patterson and McIlhorne 92 Ebor Street Belfast BT12	Kevin Fennell Design 2A Dorchester Park Belfast BT9 6RH
Z/2013/0143/F	Single-storey extension to rear of dwelling for disabled use.	139 Henderson Avenue Belfast BT15 5FP	26/04/2013	Patrick Quigley c/o agent	M C Logan Architects 49 Belmont Road Belfast BT4 2AA
Z/2013/0471/F	TEST _ PLEASE IGNORE	TEST - PLEASE IGNORE	27/04/2013	TEST TEST TEST TEST TEST	
Z/2012/0528/LBC	Demolition of most recent extension (circa 1958) to south side of the Henry Garret building and reinstatement of the land	Henry Garret Building Stranmillis University College Stranmillis Road Belfast BT9 5AD	03/05/2013	Stranmillis University College Stranmillis Road Belfast	URS Beechill House Beechill Road Belfast BT8 7RP

Streamlined Planning Applications Decisions Issued

Decision Issued From: 24/04/2013 To: 08/05/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/1045/F	Extension to existing single level car park to provide 19 extra spaces to include 2 disabled spaces	72 Newtownards Road Belfast BT4 1AW	08/05/2013	East Belfast Enterprise Park LTD 308 Albertbridge Road Belfast BT5 4GX	The Bridge Studio 6 Kildare Street Strangford BT30 7LJ
Z/2013/0089/A	1no Freestanding Sign	Maplin Electronics Unit 55 Boucher Road Belfast BT12 6HR	08/05/2013	Maplin Electronics Brookfields Way Manvers Wath Upon Dearne S63 5DL	Spencer Signs Ltd 70 Scarborough Street Hull HU3 4TG
Z/2013/0190/F	Erection of kitchen/dining extension to rear of dwelling with 2 storey element for new bedroom	3 Kilhorne Gardens Belfast BT5 6NT	08/05/2013	Robert Paul 87 Carricknakielt Gardens Maghera BT45 8QG	
Z/2013/0250/F	Erection of single storey extension to the existing building to provide 3no WCs	Edgecumbe Training and Resource Centre 8-10 Edgumbe Gardens Belfast BT4 2EG	08/05/2013	Belfast Health and Social care Trust Belfast City Hospital- Estates Dept 51 Lisburn Road BT9 7AB	Isherwood and Ellis Architects 15 Malone Road Belfast BT9 6RT

Streamlined Planning Applications Decisions Issued

Decision Issued From: 24/04/2013 To: 08/05/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0320/F	Single storey extension to rear of existing two storey house	5 Kimona Drive Belfast BT4 1LQ	08/05/2013	J Lindsay c/o NIHE 5 Kimona Drive Belfast BT4 1LQ	NIHE Property Services (Design) 10/16 Hill Street Belfast BT1 2LA

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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/2010/1648/F

Applicant Mr Cilve Jones 18 Holland Park **Agent**
Belfast Ian Gibson Architect 80 Comber
BT5 6HB Road
Killinchy
BT23 6PF

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. (Additional Information and Amended Plans received)



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

6

Application Ref Z/2011/1362/F

Applicant West Belfast Sports and Social Club
c/o John Hughes
370 Falls Road
Belfast
BT12 6DG

Agent David Smyth 131 Alderley Place
Mallusk
Newtownabbey
BT36 7SJ

Location 370 Falls Road
Belfast
Co Antrim
BT12 6DG

Proposal Alterations and extension to form single storey restaurant, links to existing lounge and existing kitchen, renovation of existing lounge. (Amended Plans)

7

Application Ref Z/2012/0235/F

Applicant Robert Thompson 52 Edentrillick
Hill
Hillsborough
BT26 6PQ

Agent Consarc Design Group The Gas
Office
4 Cromac Quay
Belfast
BT7 2JD

Location Site adjacent to 117 and 119 Stockman's Lane
Belfast
BT9 7JE

Proposal Car sales business with workshop for associated car valet and repair including forecourt parking (additional information).

- 1 The proposed development would, if permitted, harm the character and appearance of the immediate area and the living conditions of the residents of dwellings located at 117 and 119 Stockmans Lane by reason of overshadowing, overlooking, noise, nuisance and general disturbance.
- 2 The Department has insufficient information to fully assess the risk of flooding to the site and the impact of the proposed development on flooding elsewhere.

8

Application Ref Z/2012/0426/F

Applicant The McGinnis Group

Agent Michael Burroughs Associates 33
Shore Road
Holywood
BT18 9HX

Location Wellington Square
Annadale Embankment
Belfast
BT7 3LN

Proposal Amendment of condition 3 of Z/2006/1623/F by removing reference to drawing No. AL(02)001 Rev.A (revised parking layout at the Boulevard)

- 1 The application is contrary to PPS3 (Access, Movement and Parking) AMP7 (car Parking and Servicing Arrangements) in that the removal of the condition will leave a shortfall in parking provision, as detailed in the Departments published guidance, that will prejudice road safety, and significantly inconvenience the flow of traffic in Wellington Square.



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

9

Application Ref Z/2012/0514/F

Applicant Patrick Boal 12 Kilcross Road
Nutts Corner
Crumlin
BT29 4TA

Agent James Anderson 202 Belfast Road
Ballynahinch
BT24 8UR

Location Ikea
Holywood Exchange
306 Airport Road West
Co Antrim
BT3 9EJ

Proposal Change of use from retail car park to commercial

10

Application Ref Z/2012/0669/O

Applicant Kennedy c/o agent

Agent Sutherland Architects Ltd 10
Cleaver Park
Malone Road
Belfast
BT9 5HX

Location Land adjacent to 36 Strandburn Park
Belfast

Proposal Erection of new dwelling

- 1 The proposal is contrary to Policy QD1 of the Planning Policy Statement 7 "Quality Residential Environments" in that it would if permitted, result in development forward of the building line along Stranburn Drive causing unacceptable damage to local character and if permitted, would set a precedent for further unacceptable development on similar corner sites thereby causing further cumulative change to the character of the area.
- 2 The proposal is contrary to Policy QD1 of the Planning Policy Statement 7 "Quality Residential Environments" in that it would if permitted, result in overdevelopment of the site, which is too restricted to permit the erection of a dwelling of reasonable design and dimensions.

11

Application Ref Z/2012/0770/F

Applicant John Green c/o agent

Agent Ivory Architects 66 Rawbrae Road
Whitehead
BT38 9SZ

Location 4a Newforge Lane
Belfast
BT9

Proposal Demolition of existing dwelling and proposed 4no detached dwellings



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

12

Application Ref Z/2012/0995/F

Applicant Life NI 48 University Street
Belfast
BT7 1HB

Agent Carson McDowell 4/5 Murray House
Murray Street
Belfast

Location 48 University Street
Belfast
BT7 1HB

Proposal Change of use of ground floor into charity shop (class A1)

- 1 The proposal is contrary to Planning Policy Statement 5: Retailing and Town Centres, in that the site lies outside a local centre and the need demonstrated has not been sufficient to justify the proposed development that cannot be met by existing local centres or within vacant premises located in existing centres and would, if permitted, set a precedent for further unacceptable development.

13

Application Ref Z/2012/1061/F

Applicant J Bates 1080 Crumlin Road
Belfast
BT14

Agent A L D A Architects 537 Antrim Road
Belfast
BT15 3BU

Location Site located to the south and west of 1085 Crumlin Road
Belfast
BT14

Proposal Change of use to allotments including entrance road, paths and toilets

- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 2 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 3, in that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.

14

Application Ref Z/2012/1184/F

Applicant NISLEC Partnership 2 Alexander
Road
Belfast
BT6 9HH

Agent Amey Built Environment 3rd Floor
Lesley Bld
61 Fountain Street
Belfast
BT 5EX

Location Block A
22 Heron Road
Sydenham Business Park
Belfast
BT3 9LE

Proposal Conversion of light industrial unit to safety awareness centre with associated office and conference centre

- 1 The proposed development is contrary to PPS 1 'General Principles' and DCAN 12 (2nd Edition) 'Planning Controls for Hazardous Substances' due to its proximity to a Major Hazard Installation (COMAH); and if permitted the development would result in an unacceptable increased risk to public safety in terms of the prospective users of the development.

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

Council Belfast

Date 16/05/2013

ITEM NO	D1			
APPLIC NO	Z/2010/1089/F	Full	DATE VALID	10/08/2010
DOE OPINION	APPROVAL			
APPLICANT	Mr Wai Yau Chan 20 Old Forge Magheralin Craigavon BT67		AGENT	Caroline McMordie 3 Cranmore Park Belfast BT9 6JF 02890683151
LOCATION	14 College Heights Wellington Square Belfast BT7 3LG			
PROPOSAL	Retention of change of use from dwelling to HMO			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	20	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

[Deferred by Councillor Mullan 21.3.13]



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

ITEM NO	D2			
APPLIC NO	Z/2010/1315/RM	Reserved M:	DATE VALID	23/09/2010
DOE OPINION	APPROVAL			
APPLICANT	The Ligoniel Partnership c/o Agent	AGENT	GM Design Associates Limited 22/24 Lodge Road Coleraine BT52 1NB 028 703 56138	
LOCATION	Land adjacent to Mill Avenue (site of former Wolfhill Flax Spinning Mill) Ligoniel Belfast.			
PROPOSAL	Construction of 102 no dwellings comprising of a mix of 21 no detached and 56 no semi-detached (all two storey), 7 no townhouses plus 18 no apartments (in two blocks) all three storey, with associated roads, garages, parking, drainage and landscaping. (Amended Proposal)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

[Deferred by Alderman Smyth 2.5.13]



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

ITEM NO	D3			
APPLIC NO	Z/2012/0814/O	Outline	DATE VALID	06/07/2012
DOE OPINION	APPROVAL			
APPLICANT	Malone Healthcare Ltd C/O Kevin Cartin Architects Ltd	AGENT	Kevin Cartin Architects Ltd Unit 5 Belmont Office Park 232 - 240 Belmont Road Belfast BT4 2AW 028 90769755	
LOCATION	Lands including and to the rear of 21 Finaghy Park Central Finaghy Belfast BT10 0HP			
PROPOSAL	Site for residential development including retention of existing dwelling, 2 storey red brick outbuilding and creation of new access; renewal of extant outline approval ref: Z/2008/1752/O			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	47	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

[Deferred by Councillor Hanna 4.4.13]



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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	D4			
APPLIC NO	Z/2012/1411/F	Full	DATE VALID	19/12/2012
DOE OPINION	APPROVAL			
APPLICANT	Paul Hodgkinson 55 Orangefield Road Belfast BT5 6DD		AGENT	William Shannon Architects 27 Middle Road Saintfield BT24 7LP 028 9751 1076
LOCATION	55 Orangefield Road Ballyhackamore Belfast BT5 6DD			
PROPOSAL	Proposed two storey extension to side and rear of existing dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	0	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

[Deferred by Councillors Hussey and Kyle 4.4.13]

Schedule of Applications

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PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Belfast

Date 16/05/2013

ITEM NO	1			
APPLIC NO	Z/2012/0237/F	Full	DATE VALID	29/02/2012
DOE OPINION	APPROVAL			
APPLICANT	Northern Ireland Water Engineering Procurement Westland House Old Westland Road Belfast BT14 6TE	AGENT	WYG 1 Locksley Business Park Montgomery Road Belfast BT6 9UP 028 90 70 6000	
LOCATION	Bretland House storage compound Herdman Channel Road Belfast BT3			
PROPOSAL	A new single storey portal frame storage building extending to 91m ² , 3no 40ft storage containers and a 2.4m high perimeter fence with a 5.5m wide access gate to the main WWTW site (Retrospective) (amended description).			
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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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	2			
APPLIC NO	Z/2012/1058/F	Full	DATE VALID	18/09/2012
DOE OPINION	APPROVAL			
APPLICANT	Carncastle Properties Ltd 24 Main Street Hilltown BT345UH		AGENT	Macrae Hanlon Spence 2 Bellsbridge Office Park 100 Ladas Drive Belfast BT6 9FH 028 9046 9669
LOCATION	Lands at Nos 12-14 Suffolk Road Belfast BT11 9PE			
PROPOSAL	Residential development comprising 23No. houses and 11No. apartments (reduction in dwelling numbers from approved scheme Ref Z/2007/2020/F) (additional information).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	3			
APPLIC NO	Z/2012/1124/LBC	Listed Building	DATE VALID	28/09/2012
DOE OPINION	CONSENT			
APPLICANT	New Edge Leisure Holdings Ltd 62 High Street Holywood BT18 9EA	AGENT	Hardy Planning and Design 11 Stockbridge Park Donaghadee BT21 0QH 028 9188 3580	
LOCATION	33 Massey Avenue Belfast BT4 2JT			
PROPOSAL	Change of use from offices to tea rooms and addition of access ramps externally as shown on drawings			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	4			
APPLIC NO	Z/2012/1131/F	Full	DATE VALID	02/10/2012
DOE OPINION	APPROVAL			
APPLICANT	Belfast City Council Park and Leisure Department CW 4-10 Linenhall Street Belfast BT2 8BP		AGENT	Belfast City Council Property Maintenance Unit Duncrue Complex Duncrue Road Belfast BT3 9BP 028 9027 0457
LOCATION	Springhill Millennium Park Ballymurphy Ward Co Antrim BT12			
PROPOSAL	Replacement of 240m x 1.8m high existing palisade fencing with 240m x 2.450m high mesh fencing to rear of properties along Divismor Park at Springhill Millennium Park (amended drawing received)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	5			
APPLIC NO	Z/2013/0040/F	Full	DATE VALID	10/01/2013
DOE OPINION	APPROVAL			
APPLICANT	Catherine Toal 8 Dunlambert Drive Belfast BT15 3NE		AGENT	NA
LOCATION	Unit 4 502 Antrim Road Jill House Belfast BT15 5GF			
PROPOSAL	Change of use from retail to restaurant. Two storey unit seating 40 persons with external flue to rear elevation (Additional plans and information)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	5	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	6			
APPLIC NO	Z/2013/0084/F	Full	DATE VALID	24/01/2013
DOE OPINION	APPROVAL			
APPLICANT	John McClean 82 Kilmascally Road Ardboe Dungannon		AGENT	Smyth Architects 27 Claremont Street Belfast BT9 6AP 078 1809 0842
LOCATION	19 Eglantine Avenue Belfast BT9 6DW			
PROPOSAL	Demolition of 8 no. flats with retention of front facade and erection of 5 no. flats (non HMO), with 3 storey rear return and 2 storey detached store at rear.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	7			
APPLIC NO	Z/2013/0085/DCA	Demolition w	DATE VALID	24/01/2013
DOE OPINION	CONSENT			
APPLICANT	Mr John McClean 82 Kilmascally Road Ardboe Dungannon Co Tyrone		AGENT	Smyth Architects 27 Claremont Street Belfast BT9 6AP 078 1809 0842
LOCATION	19 Eglantine Avenue Belfast BT9 6DW			
PROPOSAL	Demolition of 8 no. flats with retention of front facade.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
ITEM NO	8			
APPLIC NO	Z/2013/0133/F	Full	DATE VALID	06/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Robert Ferris 94 Priory park Belfast BT10 0AG		AGENT	Affordable Plans Online 22 DHU Varren Crescent Belfast BT13 3FL 9033 3839
LOCATION	94 Priory Park Belfast BT10 0AG			
PROPOSAL	Single 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



DEPARTMENT OF ENVIRONMENT
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ITEM NO	9			
APPLIC NO	Z/2013/0155/F	Full	DATE VALID	11/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Everything Everywhere & H3G Ltd Hatfield Business Park Hatfield Hertfordshire AL10 9BW	AGENT	Harlequin Group 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 028 9082 3660	
LOCATION	Existing telecoms site at grass verge 15m South West of "Modern Plant" 30 Ravenhill Road Ballymacarret Belfast Co. Down BT6 8EA			
PROPOSAL	Existing 1no. single TRI-Sector antenna (H1302xW155xD69mm) to be removed and replaced with 1No. DBDP TRI-Sector antenna (H1942xW364xD152mm), installation of 1No. equipment cabinet and ancillary equipment			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	10			
APPLIC NO	Z/2013/0219/F	Full	DATE VALID	19/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Belfast City Council Park & Leisure Department 4-10 Linenhall Street Belfast BT2 8BP		AGENT	Belfast City Council Property Maintenance Unit Duncrue Complex Duncrue Road Belfast BT3 9BP 028 9027 0457
LOCATION	Falls Park Falls Road Belfast BT12 6AH			
PROPOSAL	Installation of 86.0 x 2.4m high mesh fencing within Falls Park to facilitate a managed recreation area.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0