

Document Pack

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



11 October 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, 17th October, 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. Historic Buildings List: Saint Aidan's Church, Blythe Street (Pages 5 - 6)**
- 4. Request for Deputations**
- 5. Reports and Correspondence**
 - (a) Article 31 Planning Application: Casement Park (Pages 7 - 28)
 - (b) Deferrals Process (Pages 29 - 30)

6. **New Applications (Pages 31 - 46)**
7. **Appeal Dates Notified (Pages 47 - 48)**
8. **Appeal Decisions Notified (Pages 49 - 50)**
9. **Streamlined Planning Applications - Decisions Issued (Pages 51 - 56)**
10. **Deferred Items Still Under Consideration (Pages 57 - 66)**
11. **Reconsidered Items (Pages 67 - 68)**
12. **Schedule of Applications (Pages 69 - 84)**

Town Planning Committee**Thursday 17 October 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:

Roads Service

- Notification of the operative date for the Shore Road, Belfast (Abandonment) Order (NI) 2013;
- Notification of the operative date for the Frederick Street, Belfast (Footpath) (Abandonment) Order (NI) 2013; and
- The proposed Abandonment at Casement Park to facilitate the redevelopment proposals.

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

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Belfast City Council
 City Hall
 Belfast
 BT1 5GS

Chief Executive's Office		
Date	3.10.13	
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	75129	

Our ref: HB26/29/013

Date: 02 OCT 2013

Dear Sir/Madam

HISTORIC BUILDINGS LIST NO 838

St. Aidan's Church of Ireland, Blythe Street, Belfast, County Antrim appears on the above list dated 14th March 1986 .

The Department has reconsidered the heritage value of the above building and concluded that it remains of sufficient interest for protection as a listed building.

It's statutory listing remains unchanged, however, we have updated our record and I enclose a copy of the updated schedule which supplements the original schedule.

Yours faithfully



STEVEN TOSH

Enc Updated Schedule

DEMOCRATIC SERVICES			
SP & R	P & L	HOUSING	AUDIT
H & ES	T P	GR	COUNCIL
04 OCT 2013			
LIC	DEVEL	TRAN	
REFERENCE	43882		
REFERRED TO			



SCHEDULE

118th LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IN THE CITY OF BELFAST

Ward: St Georges

HB Ref. Number	OS Map Numbers 1:2,500 or 1:10,000	Irish Grid Ref.	Building	Date Listed	Grade	Description and Evaluation	Date of Erection
HB26/29/013	147/1 NW	J3312 7336	St. Aidan's Church of Ireland including Church, railings and boundary wall Blythe Street Belfast County Antrim		B2	A detached asymmetrical Gothic Revival Church of Ireland church, built c. 1895, located to the north side of Blythe Street, to the west of Sandy Row. This church has retained much of its original detailing and character both externally and internally with original timber panelling and decorative work still largely intact. Notable features of the interior include decorative hammer-beam roof trusses, the curved timber roof structure over the chancel and large double-gabled transepts. The interior is enhanced by original intricate leaded stained glass windows to the chancel. This church is a significant building in the area and is of considerable social importance and interest to the community it serves.	1880 - 1899

REVIEWED 02 OCT 2013



Belfast City Council

Report to:	Town Planning Committee
Subject:	Response to proposals to redevelop Casement Park
Date:	17th October 2013
Reporting Officer:	Keith Sutherland, Urban Development Manager, ext 3478
Contact Officer:	Michael McKenna, Urban Development Officer. ext 2551

1	Relevant Background Information
1.1	Belfast City Council was officially consulted in July 2013 by the Department of Environment (DoE) Strategic Planning Division on an application for planning permission to redevelop Casement Park which is receiving funding as part of the DCAL Regional Stadium Programme.
1.2	The application for redevelopment of Casement Park is being considered under Article 31 - Major Planning Applications, and proposes to provide a 38,000 seated capacity GAA Stadium, comprising: demolition of the existing facilities; construction of new pitch and stands, incorporating bar/restaurant and ancillary kitchen areas, conference, training and community facilities, including handball courts, ancillary offices, player accommodation and welfare facilities, press/media and broadcast facilities; replacement floodlighting, stadium/event management suite, ground support facilities including electronic display installations, facilities associated with ground maintenance; enhanced access arrangements; coach parking; underground car parking; remediation/replacement of site boundaries; hard and soft landscaping.
1.3	In addition to the technical response provided by Council's Health and Environmental Services Department the Council will submit a Corporate response to the planning application. A draft response is included in Appendix 1 for Members' consideration.
1.4	The GAA Casement redevelopment proposal forms part of the ongoing DCAL Regional Stadium Programme to support the redevelopment of Ravenhill (rugby); Windsor Park (football) and Casement (Gaelic Games).
2	Key Issues
2.1	The remaining stadium upgrade proposals (Casement Park and Windsor Park) are identified in the draft Masterplan as priority projects for neighbourhood areas that will

	<p>have a citywide impact due to the potential for transformational and beneficial effects that extend beyond the local area to the city region.</p>
2.2	<p>The stadium projects are considered important for the city's international profile and for the development of sporting infrastructure for the whole community. They also provide the opportunity, if properly planned, to have major positive regenerative impacts on their host neighbourhoods.</p>
2.3	<p>In March 2013 Strategic Policy and Resources Committee, in the context of proposals for adjacent BCC leisure facilities (Olympia Leisure Centre at Windsor and Andersonstown Leisure Centre at Casement), committed to the Council working to maximise the wider community and regeneration benefits of the stadium investment.</p>
2.4	<p><i>Deputations</i> The Council has engaged with the applicant and with residents groups regarding this application. In early September 2013 the West Area Working Group (AWG) received a presentation from the GAA. In October 2013 the Town Planning Committee received deputations from the GAA, and from the local residents group – the Mooreland and Owenvarragh Residents Association (MORA).</p>
2.5	<p>At these meetings a number of issues were highlighted including the concerns of neighbouring residents; actions by the applicant to address concerns; proposals for wider engagement with schools; the potential for community involvement in event management; the inclusion of residents in the governance structure; the need to ensure community benefits; and future business opportunities.</p>
2.6	<p>This response takes into account the comments in the context of existing policy, including key Council documents.</p>
2.7	<p>The Council recognises that the combined stadia programme offers huge opportunity for city development and regeneration and the redevelopment of Casement Park is a major investment (£76 million) offering significant opportunities for this part of the city. The high levels of social and economic deprivation in the surrounding neighbourhoods highlights the need to ensure the capital investment is delivered alongside wider regeneration initiatives that increase opportunities for economic activity and address local opportunities.</p>
2.8	<p>It is considered that the stadium development alongside other sport, leisure and community projects in the wider area, including the planned redevelopment of the Council's Andersonstown Leisure Centre, could have an impact on improving the health and well-being of this part of the City through coordinated health awareness programming and the possibility of enhanced participation in sport.</p>
2.9	<p>The Council welcomes the planned investment into this part of the city, however, we acknowledge the ongoing issues raised and encourage further engagement to address the identified issues where possible. The Council has the opportunity to work with the GAA, communities, and statutory agencies to help ensure that this project, if it obtains planning approval, is delivered in a manner that maximises the benefit for the City but particularly the wider Andersonstown area.</p>
2.10	<p>The continuation of formal engagement between the applicant and MORA is essential to ensure the issues arising from the consultation and future operations are considered. Whilst the revised approach to the stadium design is acknowledged, there should be further consideration of the design details and finishes to ensure the potential for adverse impacts from the stadium are minimised for local communities.</p>

2.11	<p>Recommendations</p> <p>To ensure the proposed development maximises the social, leisure, economic and environmental benefits and effectively minimises adverse impacts, particularly in relation to those issues identified by the residents, it is therefore suggested that, if the Department is minded to approve this application, it should address the following issues:</p> <ul style="list-style-type: none"> • Ensuring design and material finishes minimise the potential for adverse impacts on adjoining properties • Event management arrangements are robust and formal processes agreed to ensure participation and effective planning • The need for an agreed structure for event planning ensuring shared governance and access to Council / other required facilities • Ensuring an active frontage on the Andersonstown Road • General access to parking facilities outside of match days • The contribution to broader regeneration and leisure plan for the wider area • The opportunity for local procurement for services and ongoing supply chain opportunities • The establishment of a management structure with local representation
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3	Resource Implications
3.1	No revenue cost associated with the request

4	Equality and Good Relations Considerations
4.1	There are no specific Equality and Good Relations Considerations attached to this report.

5	Recommendations
5.1	Members are requested to consider the content of the proposed draft response to the Casement Park Planning Application, as set out in Appendix 1, and if appropriate endorse this as the formal response to the Department of the Environment.

6	Decision Tracking
6.1	Submission of an agreed response following consideration and agreement of the Committee.

7	Key to Abbreviations
	GAA – Gaelic Athletics Association DoE – Department of Environment DCAL – Department for Culture Arts and Leisure

8	Documents attached
	Appendix 1: Belfast City Council response to Casement Park Planning Application Appendix 2: Submitted Health & Environmental Services Response

Appendix 1

Redevelopment of Casement Park– planning application Z/2013/0685/F

Draft Consultation Response

STRATEGIC IMPACT NOTE

1.	Introduction
	<p>Belfast City Council was officially consulted in July 2013 by the Department of Environment (DoE) Strategic Planning Division on an application for planning permission to redevelop Casement Park. The application submitted by Ulster GAA proposes to provide a 38,000 seated capacity GAA Stadium, comprising: demolition of the existing facilities; construction of new pitch and stands, incorporating bar/restaurant and ancillary kitchen areas, conference, training and community facilities, including handball courts, ancillary offices, player accommodation and welfare facilities, press/media and broadcast facilities; replacement floodlighting, stadium/event management suite, ground support facilities including electronic display installations, facilities associated with ground maintenance; enhanced access arrangements; coach parking; underground car parking; remediation/replacement of site boundaries; hard and soft landscaping.</p> <p>This document provides Belfast City Council’s Corporate response to the planning application and should be considered alongside the Council’s technical response (attached) which has been previously submitted to the DoE by our Health and Environmental Services Department.</p> <p>The Council has engaged with the applicant and with residents groups regarding this application. In early September 2013 the West Area Working Group (AWG) received a presentation from the GAA. In October 2013 the Town Planning Committee received deputations from the GAA, and from the local residents group – the Mooreland and Owenvarragh Residents Association (MORA).</p> <p>At these meetings a number of issues were raised with the Committee including the concerns of neighbouring residents in relation to the potential impacts: the steps which had been taken to alleviate those issues; wider engagement to include work with schools; inclusion of residents in the governance structure/ event management; the need to ensure community benefits and business opportunities.</p> <p>This response takes into account the comments from all parties as well as the local and City-wide context, including key Council documents, in relation to the proposed stadium</p>

	redevelopment.
2.	Value of Regional Sport & Cultural Assets
	<p>The Belfast Masterplan, which is currently under review and out for public consultation, outlines the Council's vision and development agenda for the city. The draft document identifies the Casement Stadium development (along with the Windsor Park stadium development) as one of six projects that will have a citywide impact due to their capacity to have transformational and beneficial effects that extend beyond the local area to the city region.</p> <p>The stadium projects are considered important for the city's international profile and for the development of sporting infrastructure for the whole community. They also provide the opportunity, if properly planned, to have major positive regenerative impacts on their host neighbourhoods.</p> <p>These redeveloped sporting facilities will also form part of the wider tourism, leisure and event infrastructure and could support the development of a range of neighbourhood and business services through the procurement and operation of the facilities. The Council wants to ensure that the regeneration benefits of this public investment in sporting facilities are maximised for the city, however, the emphasis is on the developments being designed properly taking full account of the potential physical, social and economic impacts.</p> <p>The proposed development offers the prospect of being able to pilot innovative arrangements within Andersonstown and the wider area for the development of services, facilities, amenities, cultural and sporting infrastructure that will strengthen the appeal of this location. Central to this will be collaborative working to develop a shared vision for this area with cognisance of the other sport and leisure proposals in the greater Andersonstown area in order to deliver a greater local impact. As part of this the Council would emphasise the importance of sustained and meaningful engagement with local communities.</p>
3.	Wider Regeneration & Community Benefit
	<p>The Council recognises that the combined stadia programme offers huge opportunity for city development and regeneration. Shortly after the DCAL announcement of funding the Council commissioned Deloitte to look at the potential for wider regeneration impacts that could be achieved through the Stadia developments.</p> <p>This study identified direct opportunities from the Casement and Windsor developments,</p>

such as increased visitor numbers, employment in leisure/ construction and an improved experience for watching live sports. The report also identified the potential for much wider regeneration benefits achieved through off-site investments such as the provision of complementary facilities in the areas and enhanced connectivity for the stadia and their surrounding areas.

Key points from the Deloitte report include:

- the stadium developments could provide the stimulus for further developments with associated economic and social benefits
- the development of Windsor Park and Casement Park have the potential to improve the economic and social conditions within the local areas and contribute to improving the quality of the lives for people within the local communities.
- that wider regeneration could have a positive impact on the health and wellbeing of the surrounding communities as well as supporting economic regeneration through new employment, training and skills development opportunities.

The redevelopment of Casement Park represents a major investment offering significant opportunities for this part of the city. The high levels of social and economic deprivation in the surrounding neighbourhoods highlights the need to ensure the capital investment is delivered alongside wider regeneration initiatives that increase opportunities for economic activity and address local opportunities.

Leisure Transformation

The Council has agreed a Leisure Transformation Programme that considers the redevelopment of the leisure estate including the Andersonstown Leisure Centre which lies in close proximity to Casement Park. As the Andersonstown Leisure Centre development progresses, complementarity with the proposed Casement redevelopment and planned leisure provision developments in the wider area is essential. The Council would request that clarity is provided in terms of the accessibility of the proposed community and leisure provision in the Stadium, particularly the leisure facilities (handball courts etc) and any other informal leisure uses. This is important in order to avoid duplication or unnecessary competition between community and leisure provision, existing and proposed, for the wider area.

There is a need to consider the proposals for development in the vicinity of the stadium as

	<p>well as the opportunities for local businesses through the procurement of contracts and supply chain possibilities. There are a number of sport & leisure related proposals in the local area that should be considered including:</p> <ul style="list-style-type: none"> • Potential improvements to Donegal Celtic Football Club; • Leisure provision related to De La Salle College • Improvements of Patrick Sarsfields GAC and Rossa GAC • The opportunity to enhance provision of North Link playing fields; and • The Andersonstown Leisure Centre redevelopment <p>It is considered that the stadium development alongside other sport, leisure and community projects in the wider area can have an impact on improving the health and well-being of this part of the City through the opportunity for coordinated activity and health awareness programming supported by the potential for enhanced participation in sport.</p> <p>The Council welcomes the planned investment into this part of the city, however, we acknowledge the ongoing issues raised and encourage further engagement to address the identified issues where possible.</p> <p>Belfast City Council is prepared to work with the GAA, communities, and statutory agencies to help ensure that this project, if it obtains planning approval, is delivered in a manner that maximises the benefit for the City but particularly the surrounding Andersonstown area.</p>
<p>4.</p>	<p>Transport & Travel</p>
	<p>The Masterplan and Council Transport Policy provides us with a coherent and aspirational vision for development of transport across Belfast. This seeks to support the sustainable economic development of Belfast City as a key connected and regional asset. There is, in our view, a need to ensure that the redevelopment of Casement Park does not result in unacceptable impacts upon the local transport network. The Council supports the proposed use of sustainable modes of transport proposed in the Event Management Plan particularly where this will minimise the impact of the private car on surrounding business and residential areas when the stadium is in use.</p> <p>The Council acknowledge the potential congestion that will arise when the stadium is being accessed by larger audiences and we would support the use and promotion of</p>

	<p>sustainable modes of transport to facilitate access.</p> <p>The Council would welcome a clear process for event planning to ensure coordination and agreed access to Council or other facilities that are planned to be utilised to support parking provision as part of the event access planning.</p> <p>There should be clarity in relation to the general use or access to the proposed stadium parking provision during non-match days to support the existing provision or the surrounding commercial centre. The final event access planning should also address issues highlighted by DRD in their comments.</p> <p>It is worth noting that the Bus Rapid Transit scheme is proposed to travel along the Andersonstown Road and will be able to serve the stadium, however, we appreciate that the timing of Rapid Transit and the stadium redevelopment, if approved, do not currently align.</p> <p><u>Design Issues</u></p> <p>We welcome the proposed new active frontage and focus on main point of access from the Andersonstown Road. The proposed redevelopment of the Council’s Andersonstown Leisure Centre site offers further opportunities to contribute towards the local commercial area.</p> <p>In the context of the deputations from the residents the Council would encourage that formal engagement between the applicant and MORA is resumed to ensure clarity in respect of the proposal and that the issues arising from the consultation and future operations are considered. The Council acknowledge the revised approach to the stadium design, however, there should be further consideration of design solutions and finishes to minimise the adverse impacts of the stadium for local communities. For the Andersonstown Road frontage the Council would support the introduction of an active frontage along the full length to encourage community access/use and contribute to the local commercial vitality on a year-round basis.</p>
<p>5</p>	<p>Local Community benefit</p>
	<p>The public sector financial support for the stadia programme is based on the delivery of a range of sustainable economic, social, equality and environmental returns. The Council is keen to explore the opportunities for community benefit arising both from the stadium</p>

itself and in relation to the potential for improvements in the wider area that could help secure the returns sought from the DCAL investment.

Community access should be addressed as a key consideration for the GAA proposal. This has been raised by elected Members and communities and is vital to the success of the stadium development, if approved.

The planning application outlines almost 2,000 sq metres of community space, including the proposed café. The detail of the access and use proposed for this space should be provided as part of the application and agreed before any permission is granted. The Council propose to redevelop the Andersonstown Leisure Centre and we are aware of a number of developments potentially taking place in the wider area (see section 3) that, if considered in tandem with the stadium offering, could help provide a complementary community leisure provision in the area and an enhanced range of facilities.

It is anticipated that the stadium could create 1,500 jobs locally and could attract match audiences of up to 38,000, contributing almost £15 million to the Belfast economy annually and make a city wide impact.

Looking beyond the stadium site itself the Council is keen to see the potential for the community benefits of the stadium development to be invested in the wider area. Should the stadium obtain planning approval the Council would be willing to engage with DCAL, the GAA, and the surrounding communities with the aim of maximising the community benefit of the stadium in the context of a broader plan for the area.

Partnership & Resource Sharing

It is stressed that the Council is committed to working with the GAA and other government departments and statutory agencies to ensure that the development has a wide and positive regenerative impact on the city. We will support and participate in the development of any wider regeneration plans.

In developing the Masterplan, the Council has reflected the commitment to the strategic importance of the identified investments in the city. The Council are committed through a series of policies and programme vehicles to working in a collaborative partnership with the sports organisations and government agencies to ensure that the community, city, economic and environmental benefits are maximised.

The continued engagement is important through continued involvement of the Council, and local representatives, the community facilities workshops.

This should be linked to the formalisation of future governance arrangements including a range of stakeholders.

	<p>The wider regeneration potential of the stadium project, alongside other development opportunities, could impact positively on the health and wellbeing of surrounding communities and could support economic regeneration / employability opportunities through programmes targeting training, skills development and business opportunities. In this context year-round access to the community facilities is essential.</p>
<p>6</p>	<p>Conclusions</p>
	<p>In conclusion, Council welcome the ambitious proposal as identified in the Masterplan as part of the investment in the infrastructure of the City. Fundamental to the success of the development, the Council noted some concerns especially in terms of community engagement, links to the local infrastructure, transport, parking and access to services / amenities.</p> <p>To ensure the proposed development maximises the social, leisure, economic and environmental benefits and effectively minimises adverse impacts, particularly in relation to those issues identified by the residents, it is therefore suggested that, if the Department is minded to approve this application, it should address the following issues:</p> <ul style="list-style-type: none"> • Ensuring design and material finishes minimise the potential for adverse impacts on adjoining properties • Event management arrangements are robust and formal processes agreed to ensure participation and effective planning • The need for an agreed structure for event planning ensuring shared governance and access to Council / other required facilities • Ensuring an active frontage on the Andersonstown Road • General access to parking facilities outside of match days • The contribution to broader regeneration and leisure plan for the wider area • The opportunity for local procurement for services and ongoing supply chain opportunities • The establishment of a management structure with local representation <p>This is in addition to the conditions and informatives recommended in the previously submitted technical response attached.</p>

Appendix 2 – Submitted Health & Environmental Services Response

ST/NG/253286
Z/2013/0685/F

Ms Suzanne McCreesh
3318

8th August 2013

Mr Simon Kirk
Strategic Planning Division
Millennium House
2nd Floor
17-25 Great Victoria Street
Malone Lower
Belfast
BT2 7BN

Dear Mr Kirk,

**RE: LANDS AT 88-104 ANDERSONSTOWN ROAD, BELFAST BT11 9AN
Z/2013/0685/F – REDEVELOPMENT OF CASEMENT PARK**

The proposed stadium redevelopment involves the demolition of existing site facilities and the construction of a new pitch and stands to create a 38,000 capacity seated GAA stadium. In addition to the development of the stadium, the proposal will include ancillary accommodation such as offices, bar/restaurant areas, corporate facilities, press/media accommodation and community facilities.

The proposed Casement Park redevelopment is situated on a main arterial route in a mixed commercial/residential area. The development site is bounded by residential premises on three sides – Owenvarragh Park, Owenvarragh Gardens, Mooreland Park and Mooreland Drive.

This consultation response considers the proposed Casement Park stadium redevelopment in terms of noise impact, air pollution, ambient air quality, contaminated land and general amenity.

It is noted that the Department has applied Article 31 of the Planning (NI) Order to the abovementioned planning application. Belfast City Council's position on this planning application will be established following consideration by the Town Planning Committee and ratification at full Council. The Council's corporate response will follow in due course

The following documents have been submitted to the Environmental Protection Unit of Belfast City Council for consultation:

1. RPS, *Casement Park Stadium Redevelopment, Environmental Statement, Volume I: Main text*, dated June 2013.
2. RPS, *Casement Park Stadium Redevelopment, Environmental Statement, Volume II: Planning drawings, figures, photomontages and design and access statement*, dated June 2013.
3. RPS, *Casement Park Stadium Redevelopment, Environmental Statement, Volume III: Appendices*, dated June 2013.

The Environmental Health Department's Environmental Protection Unit has reviewed the submitted Environmental Statement and associated documentation for the stadium redevelopment planning application. The Unit's technical responses concerning the submitted Environmental Statement and associated documents are contained within Appendix 1-3 of this document.

APPENDIX 1 – Contaminated Land Risk Assessment
APPENDIX 2 – Air Quality Impact Assessment
APPENDIX 3 – Noise Impact and Artificial Lighting Assessments

On the basis of the environmental information submitted and in the event that planning permission is granted for the proposed Casement Park Stadium Redevelopment, the Environmental Health Service would request that the following recommended **conditions** are attached:

CONTAMINATED LAND:

1. Prior to the occupation of the proposed development, the applicant shall provide to DoE Planning NI, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in the RPS report titled Casement Park Stadium Redevelopment (dated June 2013 and referenced NI1418/GQRA/Rev.1) have been implemented.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use. It must demonstrate that the identified pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that:

- a. The identified on-site above ground fuel storage tank is decommissioned in line with PPG27 *Installation, Decommissioning and Removal of Underground Storage Tanks*.
- b. Identified hotspots of contaminated soil have been appropriately removed.
- c. The proposed reduced level excavations have been appropriately completed.
- d. Appropriate measures were taken to control the release of Asbestos Containing Materials during earthworks.
- e. The site has been encapsulated using a combination of: floor slabs; basements; road/footways; the emplacement of at least 800mm of clean imported in landscaped areas; and the construction of the proposed pitch using clean sand and topsoil.
- f. Gas protection measures suitable to protect against a 'Characteristic Situation 2' gas regime have been installed in all buildings.

Reason: Protection of human health

2. In the event that contamination not previously considered is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to DoE Planning NI for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.

Reason: Protection of human health

NOISE AND RESIDENTIAL AMENITY:

- At the detailed design stage, a Noise Impact Assessment shall be carried out and submitted to the Department. The noise assessment must consider the potential noise impact of the relevant plant and equipment associated with the development on the nearest residential receptors with regard to *BS4142:1997 Method for rating industrial noise affecting mixed residential and industrial areas* in accordance with Section 6.4.2.3 of the RPS, *Casement Park Stadium Redevelopment, Environmental Statement, Volume I: Main text*, dated June 2013.

This additional information shall include a description of any noise mitigation measures which may be necessary to ensure that noise from such plant and equipment associated with the development does not exceed the background noise level (for both day time and night time hours) at the nearest noise sensitive premises. The information shall thereafter be implemented as approved.

- A Noise Verification report shall be submitted to the Department demonstrating that the Rating Level of noise from plant and equipment associated with the development shall not exceed the existing background noise level (for both day time and night time hours). The noise level shall be determined at the boundary of the nearest noise sensitive premises and all measurements shall be made in accordance with *BS4142:1997 Method for rating industrial noise affecting mixed residential and industrial areas*.

- Additional information shall be submitted to Belfast City Council detailing the specification of the public address system, speaker locations and that of any other audio-visual amplified equipment used for crowd communication within the development.
- Prior to the operation of the public address system and any other amplified crowd communication system used within the development, Belfast City Council shall be contacted so that an acceptable operating sound level of each system is agreed during the commissioning stage. Operating sound levels shall be agreed in writing with the Department.
- Deliveries and collections by commercial vehicles to and from the development shall only be made between the hours of 07.00 and 23.00hrs unless it can be demonstrated by the applicant that such activities will not result in noise disturbance at the nearest residential receptors.
- At the detailed stage, a Lighting Scheme detailing the security and boundary lighting arrangements shall be submitted to Belfast City Council for approval. The lighting scheme shall include a plan/layout and assessment of the proposed boundary luminaires together with any proposed design measures to limit glare and overspill into nearby residential premises.
- Prior to the operation of the development, an Artificial Light Verification report shall be submitted to Belfast City Council for review. The report shall verify that the design measures recommended in Chapter 13.0 of the RPS, Casement Park Stadium Redevelopment – Environmental Statement Volume I, dated June 2012 have been implemented and that all artificial lighting connected with the development is optically controlled and directed in such a manner as to minimise light pollution from glare and spill and that all artificial lighting does not give rise to nuisance glare at the nearest residential receptors.
- At the detailed design stage, additional drawings depicting elevations of the proposed proprietary odour abatement system, used to suppress and disperse odours created from cooking operations within the development, shall be submitted to the Department for approval. The outlet from any extract ventilation ducting shall be suitably located and directed away from nearby premises.

The extraction and ventilation systems must be cleaned and maintained in accordance with the manufacturer's instructions to ensure compliance with the above condition.

(For additional information on design of odour extraction systems, the applicant is advised to refer to the DEFRA/NETCEN Guidance at

<http://www.defra.gov.uk/environment/noise/research/kitchenexhaust.pdf>)

DEMOLITION AND CONSTRUCTION PHASE:

- Prior to development commencing, a Noise Management Plan shall be submitted for review and approval by Belfast City Council's Environmental Protection Unit. This Plan should outline the methods to be employed to minimise any noise and vibration impact of demolition and construction operations demonstrating 'best practicable means'. The Plan should pay due regard to *BS 5228:2009 Noise and Vibration Control on Construction and Open Sites* and include a detailed programme for the demolition/construction phase, the proposed noise and vibration monitoring methods, noise mitigation methods and evidence of community liaison.
- Prior to development commencing, a Dust Minimisation Plan shall be submitted for review and approval by Belfast City Council's Environmental Protection Unit. This Plan must demonstrate the dust minimisation methods to be employed during the demolition and construction phase so that the potential impact on air quality in the immediate locality is alleviated.

The Environmental Health Service would request that the following **informatives** are attached to any planning permission granted:

WASTE & CONTAMINATED LAND (NORTHERN IRELAND) ORDER 1997

The applicant is advised that the proposed commencement of Part III of the Waste and Contaminated Land (NI) Order 1997 may introduce retrospective environmental liabilities to the applicant following the development of this site. The comments provided by Belfast City Council are without prejudice to any future statutory control which may be required under Part III or any other future environmental legislation. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks. Failure to provide a satisfactory Verification Report may lead to the assumption that the site still poses a risk to human health and it may be subject to further action under forthcoming legislation.

CLEAN NEIGHBOURHOODS AND ENVIRONMENT ACT (NI) 2011

The applicant is advised to ensure that all plant and equipment used in connection with the development is so situated, operated and maintained as to prevent the transmission of noise to nearby commercial and residential accommodation.

Patron noise associated with the development should be suitably managed and controlled to ensure that nearby commercial and residential premises are not disturbed by noise.

Artificial lighting should be optically controlled and directed in such a manner as to minimise light pollution from glare and spill so as not to cause light nuisance to nearby commercial and residential premises.

THE SMOKING (NI) ORDER 2006

The applicant is advised to ensure that the designated smoking area is suitably managed and controlled to prevent noise, litter, anti social behaviour and loss of amenity to nearby residents. The applicant is advised to consult with Belfast City Council's Tobacco Control Officer to ensure that the smoking area design is compliant with the regulations.

GAS SAFETY (INSTALLATION AND USE) REGULATIONS (NI) 2004

Where gas appliances are to be installed there must be a fixed source of ventilation provided to ensure sufficient make-up air is available for the safe combustion of gas.

CLEAN AIR (NI) ORDER 1981

Dependant on the method of heating to be used at the proposal it may be necessary to provide a chimney for a boiler, the height of which should be approved by Belfast City Council. Guidance on chimney height calculation is given in the third edition of the 1956 Clean Air Act Memorandum on Chimney Heights. Further advice may be sought from the Environmental Protection Unit, Belfast City Council, 4-10 Linenhall Street, Belfast, BT2 8BP.

THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) (NORTHERN IRELAND) ORDER 1985

For entertainment events such as outdoor concerts it will be necessary for the applicant to apply to Belfast City Council for an Entertainment Licence.

The granting of an Entertainment Licence is subject to approval by Belfast City Council's Licensing Committee. Guidance is available on the following link:

<http://www.belfastcity.gov.uk/buildingcontrol-environment/licences-permits/entertainmentlicence.aspx>

A condition of licence for large scale outdoor events would require the applicant to submit, for approval, a detailed Noise Management Plan where the impact and management of concert noise on sensitive residential receptors is considered.

Noise management arrangements for outdoor concert events using sound amplification equipment should be in line with the recommended noise control procedure as detailed in the Noise Council, '*Code of Practice on Control of Noise at Concerts*' (1995). This document can be found online at:

www.cieh.org/policy/noise_council_environmental_noise.html.

SAFETY OF SPORTS GROUNDS (NORTHERN IRELAND) ORDER 2006

Under the Safety of Sports Grounds (Northern Ireland) Order 2006, district councils are responsible for issuing and enforcing a safety certificate in respect of sports grounds designated by DCAL and stands that have been regulated. These are sports grounds that, in the opinion of DCAL, have the potential to accommodate more than 5,000 spectators, and stands that have the potential to accommodate more than 500 spectators at smaller venues

The safety certificate contains those terms and conditions that the district council considers necessary or expedient to secure the reasonable safety of spectators at the sports ground, when it is being used for the activities specified in the certificate. The most important condition in a safety certificate sets the maximum number of spectators that may be accommodated at the ground.

This Unit would request that the Strategic Planning Division forward a copy of any Decision Notice issued for our records.

Should have any queries concerning the comments provided in this response, I would advise that you contact me on the number provided and the matter will be dealt with as expediently as possible.

Yours sincerely

Ms Suzanne McCreesh
Senior Environmental Health Officer
Environmental Protection Unit

cc

Mr Trevor Martin
Building Control
Belfast City Council

APPENDIX 1 - CONTAMINATED LAND - TECHNICAL RESPONSE FROM BELFAST CITY COUNCIL

With respect to issues relating to land quality / ground contamination, this Unit has received and reviewed 3 relevant sections of the submitted Environmental Statement prepared by RPS:

- Chapter 7 – Soils & Geology
- Appendix 8 – Preliminary Risk Assessment (RPS report NI1418/PRA)
- Appendix 9 – Generic Quantitative Risk Assessment (RPS report NI1418/GQRA)

An email from RPS containing additional clarifications was also received and reviewed on 31st July 2013, titled 'Casement Park Contamination Assessment Clarifications. Z/2013/0685/F'

Chapter 7 Soils & Geology

The completed Soils & Geology Chapter has followed the correct format for an Environmental Impact Assessment submission, comprising: a presentation of the methodology used to completed the assessment; a presentation of the baseline conditions / existing environmental conditions; consideration of relevant mitigation measures; and consideration of residual and cumulative impacts.

The report primarily draws upon the completed contaminated land risk assessments by way of presentation of the existing site condition and draws upon the remediation recommendations as part of the recommended mitigation measures. Other construction and operational mitigation measures presented within the report seem reasonable, however, specific comment on these aspects are outside the remit of this Unit in its role as consultee to DoE Planning NI. Comments on the completed contaminated land risk assessments and remediation recommendations are provided below.

Preliminary Risk Assessment

The PRA report identified a number of current and historic landuses both on-site and in the vicinity, including: fuel storage; former military use; an electricity substation; a fuel filling station; and a dry cleaners. These,

along with the presence of made ground and alluvial deposits at the site, represent potential sources of contamination. Upon consideration of this, the site's environmental setting and the detail of the proposed stadium development in line with current contaminated land risk assessment guidance (CLR11), RPS identified potential pollutant linkages and therefore determined that an intrusive site investigation followed by a Quantitative Risk Assessment would need to be undertaken.

Site Investigation

RPS summarised the results of a previous site investigation undertaken at the site in 2008 which was managed by WYG and undertaken by Causeway Geotech Ltd. This investigation included; drilling of 8 boreholes; soil and groundwater sampling; chemical analysis of 3 groundwater samples and 18 soil samples; and monitoring of ground gas on 6 occasions in 4 locations.

RPS also undertook additional site investigations at the site during 2013 in order to gather further information on the ground conditions and contamination status. This investigation included; drilling of 12 boreholes; soil and groundwater sampling; chemical analysis of 6 groundwater samples and 36 soil samples; and monitoring of ground gas on 6 occasions in 13 locations.

Quantitative Risk Assessment

RPS summarised WYG's 2012 contamination assessment. WYG found that the soil quality at the site was not of reduced quality with respect to assessment against relevant quality standards (GAC) for a commercial land use. Groundwater beneath the site was not found to be of significantly reduced quality, although slightly elevated concentrations of copper and zinc were identified. The WYG ground gas assessment concluded that the gas regime at the site was Characteristic Situation 1, which would not require protection measures to be installed within the proposed buildings.

RPS assessed the soil quality data gathered during 2013 against relevant GAC for commercial and playing field end-uses. The assessment identified 2 incidences of elevated concentrations of benzo(a)pyrene (62mg/kg and 61mg/kg versus a GAC of 14mg/kg), 2 incidences of elevated concentrations of total cyanide (53mg/kg and 40mg/kg versus a GAC of 43mg/kg), and Asbestos Containing Materials at 3 locations, all within the made ground beneath the site.

Assessment of the 2013 groundwater quality data using relevant GAC identified that slightly elevated concentrations of ammoniacal nitrogen were present in all samples of groundwater beneath the site. The precise source of this was not identified, however, on the basis that 'ammoniacal nitrogen impacts are likely to be general across the site and surrounding area', RPS concluded that 'no specific remedial measures are considered necessary in this regard'. RPS also assessed groundwater quality with respect to the risks posed to human health from vapour release, concluding that the risk posed is minimal / low.

Assessment of the 2013 ground gas monitoring data using an appropriate methodology presented in CIRIA C665 indicated that, as a worst case, the gas regime at the site would be classified as Characteristic Situation 2.

Following the assessment of data, RPS presented a refined risk assessment and site conceptual model which indicated that the identified contaminants could pose a risk to future site users, site workers, surrounding residential receptors and shallow groundwater.

Remediation Strategy

Within report NI1418/Reports/GQRA, RPS presents an Outline Remediation Strategy which provides an appropriate strategy to manage the identified significant pollutant linkages. The Remediation Strategy includes:

- Decommissioning of the on-site fuel storage tank
- Removal of hotspots of soil contamination
- Emplacement of a capping layer comprising either hardstanding or clean imported material in landscaped areas.

- Management of Asbestos Containing Materials during excavation works
- Installation of gas protection measures into all buildings on-site to a level suitable to protect against a CIRIA Characteristic Situation 2 gas regime.
- Groundwater monitoring

Broad details on the completion of verification of the remediation measures have been included.

APPENDIX 2 – AIR QUALITY AND CLIMATE ASSESSEMENT – TECHNICAL RESPONSE FROM BELFAST CITY COUNCIL

REPORTS – RPS, *Casement Park Stadium Redevelopment, Environmental Statement, Volume I: Main text*, dated June 2013.

RPS, *Casement Park Stadium Redevelopment, Environmental Statement, Volume III: Appendices*, dated June 2013.

Volume I - Chapter 11.0 - Air Quality and Climate Assessment

This Department has reviewed the submitted Air Quality and Climate Assessment in respect of the proposed Casement Park Stadium Redevelopment, Belfast and would submit the following comments by way of response.

It is noted the proposed stadium redevelopment involves the demolition and suitable disposal of the existing facilities in order to construct a new seated capacity stadium of 38,000. Contingent upon increased stadium patronage is the potential for increased localised air pollution, associated directly with stadium operations as well as the transport of patrons to and from the stadium.

Accordingly, this Department is interested to understand how the redevelopment proposal will impact upon local ambient levels of traffic related pollutants such as particulate matter (PM₁₀) and nitrogen dioxide (NO₂) and also the extent of any impact upon the nearby M1 Motorway and A12 Westlink Air Quality Management Area, which has been declared for exceedences of nitrogen dioxide and particulate matter air quality objectives.

In order to quantify levels of ambient air pollution at a range of receptors, the consultant has chosen to employ Cambridge Environmental Research Consultant's ADMS-Roads dispersion modelling software. A comprehensive range of residential receptors have been identified that are representative of the area surrounding the stadium and the M1 Motorway / A12 Westlink Air Quality Management Area. Traffic data has been derived from a transport assessment for the redevelopment and background pollutant concentrations have been obtained from data published by Defra. Finally, the consultant has confirmed that an Event Management Plan (EMP) has been developed for match days to encourage greater use of park and ride schemes and park and walk schemes during match day events.

A total of five development scenarios have been modelled for the air quality impact assessment including a 2012 base year without the stadium redevelopment in place, a 2016 and 2026-year both with and without the stadium redevelopment in place. These modelling studies have been calibrated and corrected using 2011 data from Belfast City Council automatic monitoring site located on Stockman's Lane.

Referring to Appendix 14 – model outputs of the report, it is noted that for the 2012 base-year, dispersion modelling predicts exceedences of the nitrogen dioxide 40µgm⁻³ annual mean objective at one relevant receptor along the Andersonstown Road. The annual mean objective is predicted to be met at all other relevant locations under consideration.

By 2016, with the stadium redevelopment complete, modelled nitrogen dioxide annual mean levels are predicted to achieve the annual mean standard at all receptor locations under consideration. In addition, the adverse impact of the stadium operations upon ambient nitrogen dioxide concentrations has been

characterised as slight adverse or negligible. Further reductions in ambient annual mean nitrogen dioxide concentrations are anticipated by 2026 with the stadium redevelopment in place. Dispersion modelling predicts that there are no exceedences of the nitrogen dioxide $200 \mu\text{g m}^{-3}$ 1-hour mean at any receptor for any scenario year with or without the development in place.

Similarly, there are no predicted exceedences of the particulate matter annual mean objective at any receptor for any scenario year with modelled annual mean levels typically around $16 \mu\text{g m}^{-3}$; comfortably below the $40 \mu\text{g m}^{-3}$ objective. The modelled 24-hour mean objective for particulate matter is also predicted to be achieved at all receptor locations for all scenario years. Accordingly, the impact of the redevelopment proposal on ambient particulate matter concentrations has been characterised as imperceptible.

As part of the air quality impact assessment, the consultant has identified the potential for fugitive dust emissions associated with the demolition and subsequent construction phase of the redevelopment. The consultant has acknowledged that dispersion modelling software is not entirely suitable for quantifying the impact of such emissions but has recommended that reference should be made to the Greater London Authority and London Councils' best practice guidance on the 'The control of dust and emissions from construction and demolition'. The consultant has recommended also that a dust management plan should be adopted during the construction phase (Sections 11.8.1 Demolition Phase and 11.8.2 Construction Phase).

Accordingly, this Department would request that prior to the commencement of either construction or demolition works on site that a dust minimisation plan be submitted to Belfast City Council by the applicant for consideration, agreement and subsequent implementation throughout the duration of site works.

APPENDIX 3 – NOISE IMPACT AND LIGHTING ASSESSMENTS - TECHNICAL RESPONSE FROM BELFAST CITY COUNCIL

REPORTS – RPS, *Casement Park Stadium Redevelopment, Environmental Statement, Volume I: Main text*, dated June 2013.

RPS, *Casement Park Stadium Redevelopment, Environmental Statement, Volume III: Appendices*, dated June 2013.

Volume I - Chapter 6.0 - Noise and Vibration:

The above section of the Environmental Statement report has been reviewed. This assessment has considered the impact of noise arising from the proposed development and has focused primarily on the following sources of noise: spectator noise, road traffic noise, plant and equipment associated with the development, Public Address (PA) system, entertainment noise and noise from the demolition/construction phase of the development in addition to vibration impacts from the construction phase. The report includes acoustic data on background noise surveys which were conducted and noise modelling /predictions at the nearest noise sensitive residential premises with the development in place.

It is noted that the proposed stadia design is enclosed with a 'wraparound' design which should result in a degree of noise attenuation from stadium activities. The proposed design will provide covered east, south and west stands and a raised north stand.

SPECTATOR NOISE

The redevelopment will result in a crowd capacity of approximately 38,000, an increase of 5,400 from the current crowd capacity of 32,600. The proposed development will be used for the same purposes as the existing stadium and may include some additional higher profile games each year.

Section 6.2.5 sets out the noise modelling methodology used to predict spectator noise and Section 6.3 presents background noise levels with baseline noise levels monitored during an event held in November 2012.

Section 6.4.2.1 discusses the potential impact from spectator noise during match days compared with the existing stadium. Comparison of the noise model outputs for the existing and proposed scenarios demonstrates that the stadium design will significantly reduce match day noise levels at all of the nearest noise sensitive premises.

This section of the report states that 'noise levels will be reduced by 5dB or more at properties adjacent to the west and north stands and by 10dB or more at properties adjacent to the south and east stands'.

The report concludes that the design of the stadium has the potential to off-set the increase in capacity resulting in an overall reduction in spectator noise.

ROAD TRAFFIC NOISE

Section 6.4.2.2 of the report includes data from a Traffic Assessment which was completed in support of the application. This assessment includes a review of traffic flows at the significant routes in the vicinity of the stadium for baseline/existing scenarios and predictions with the proposed development in place.

The report states that there will be a small number of large vehicles using Mooreland Park and Mooreland Drive to access the stadium during matches and events and concludes that there will be 'no significant impact' on residents.

The assessment concludes that the worst-case traffic flow increase when the proposed stadium is in use, will result in 'a 1dB(A) increase in traffic noise levels on all significant roads in the vicinity of the development on match days'. It is accepted that a 1dB(A) increase in noise levels would be imperceptible at the nearest noise sensitive properties.

The report concludes that traffic noise level increases for the development will be imperceptible at the nearest noise sensitive premises and, therefore, the traffic noise impact associated with the development will be negligible.

PLANT AND EQUIPMENT

The proposed development will incorporate additional facilities that have the potential to require plant/equipment which may emit noise, these include bar/restaurant facilities, retail space, museum, kitchen, offices and media facilities, corporate and community facilities.

Section 6.4.2.3 of the report considers the potential noise impact from plant and equipment associated with the proposed development. The report states that the exact details and locations of the individual plant and machinery cannot be confirmed at this stage and that any noise impacts will be addressed as part of the detailed design stage. It is expected that all plant/equipment will be suitably located and enclosed within the building structure or will have suitable noise attenuation measures applied where necessary.

It is noted that all plant/equipment proposed for the redevelopment will be subject to design criteria to ensure that the 'Rating level' is no greater than the 'Background noise level' at the nearest noise sensitive properties (as defined in BS4142:1997 *Method for rating industrial noise affecting mixed residential and industrial areas*). In the event that the Rating level from plant and equipment is predicted in to be in excess of the existing background noise level, the report acknowledges that noise attenuation measures will be required.

The report refers to generators being housed and enclosed within the overall stadium structure, the extent and exact specification will be decided at the detailed design stage.

Additional, detailed noise assessments relating to the relevant plant and equipment will be required at the detailed design stage. The assessments and any recommended attenuation measures will be reviewed and approved by Belfast City Council before operation of the development.

PUBLIC ADDRESS SYSTEM/AUDIO VISUAL DISPLAY INSTALLATIONS

The exact specifications for the public address system, referred to as a Voice Alarm and Public Address (VAPA) system in the report, has not been stipulated in Section 6.4.2.4 as the design of the VAPA system is linked to the final design of the stadium structure. The report recognises the importance in ensuring that the system does not cause disturbance to nearby residents and refers to consultation with Environmental Health Officers from Belfast City Council to determine and agree an acceptable operating sound level.

The report also discusses the possible use of mechanisms to enable sound levels to be controlled such as a sound limiter device. This approach would be required for any other proposed electronic audio/visual display installations associated with crowd communication within the development.

ENTERTAINMENT NOISE

The report refers to plans for non-sporting events to be held within the proposed stadium indicating a maximum of three events each year and refers to the recognised Noise Council guidance document 'Code of Practice on Environmental Noise Control at Concerts'.

It would be necessary for the applicant to apply to Belfast City Council for an Entertainment Licence. The granting of an Entertainment Licence is subject to approval by Belfast City Council's Licensing Committee. All noise control measures associated with concerts/events will be subject to detailed consideration as part of a separate Entertainment Licence.

All entertainment licence applications are required to be advertised in the local press where the public have an opportunity to raise any concerns they may have concerning the proposed licence to Belfast City Council.

A condition of licence for large scale events would require the applicant to submit, for approval, a detailed Noise Management Plan where the impact and management of concert noise on sensitive residential receptors is considered.

CONSTRUCTION NOISE

Section 6.5.1 of the report states that the construction plan or timing of construction works has not been determined at this stage. It is estimated that the duration of the construction phase will last approximately 98 weeks.

The report has considered the impact of worst-case construction noise at the nearest noise sensitive properties and has demonstrated that there is a potential for significant noise impact. On the basis of these predictions, there will be a requirement for noise mitigation measures to be employed to ensure that construction noise levels are reduced as much as is practicably possible at the nearest noise sensitive locations.

A Noise Management Plan will be submitted prior to the development commencing and will outline a detailed programme for the construction phase and include the proposed timescales, programmed noise monitoring, notifications and contractual conditions. The plan should also address issues relating to collaboration with local residents in order to reduce as much as possible the potential impact from construction noise. Demolition activities should also be considered within the Noise Management Plan. This plan should also refer to British Standard BS5228:2009 – '*Noise and vibration control on open sites*' and the measures used to used reduce impact of construction phase noise on the nearest noise sensitive receptors.

Volume I - Chapter 13.0 - Lighting:

This Chapter of the report assesses the impacts of the proposed lighting scheme for the stadium redevelopment in terms of light pollution. The report discusses the lighting proposals for the development such as stadium lighting systems (roads, car park, pedestrian areas), security/boundary lighting and floodlighting within the stadium.

A quantitative assessment of light trespass using computer modelling was conducted and calculations made in respect to potential light pollution implications at representative sensitive receptors.

The report concludes that the proposed stadium redevelopment will offer 'considerable improvement in light pollution in the surrounding residential area'. The redevelopment will involve the replacement of high mast flood lights with lower level lighting integrated at stadium roof height.

The lighting scheme has been designed to prevent nuisance glare and minimise light trespass. Floodlight luminaires on the stadium will be trained to point across and down at the playing surface to minimise obtrusive light spill and by design are integrated at stadium roof height.

The report has also considered other lighting sources from the development such as security lighting, car park and street lighting stating that impacts on peripheral areas will be minimised by the use of appropriate lighting systems. Details of the lighting scheme, such as the exact number and locations of the artificial lights used outside of the main stadium area, will be confirmed at the detailed design stage.

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Belfast City Council

Report to	Town Planning Committee
Subject:	Deferrals Process
Date:	17 October 2013
Reporting Officer:	Mrs Petra Scarborough
Contact Officer:	Mrs Petra Scarborough

1	Relevant Background Information
1.1	In 2005, as part of the introduction of the streamlining of the planning process, the Planning Service had issued Guidance Notes in relation to the new arrangements for consultations with councils regarding Planning Management Board referrals and the deferral process for planning applications.
1.2	It is an accepted and long established element in the consultation process that district councils can request the Planning Service to defer consideration of individual applications if they disagree with the preliminary opinion.

2	Key Issues
2.1	At that time, the Guidance Notes had stipulated that councils must provide reasons for seeking a deferral on individual planning applications. This was considered a necessary safeguard for the procedure in order that the Planning Service and district councils could demonstrate, in the event of a challenge, that the request for deferral is soundly based on defensible planning grounds. Deferrals may arise in the following cases:
2.2	<ol style="list-style-type: none"> 1. applications which clarify the interpretation of a newly published or previously untested planning policy or where there is a lack of specific policy; 2. applications which involve a departure from the Regional Development Strategy or a development plan or a draft development plan; 3. applications which have significant environmental impact, requiring the submission of an Environmental Impact Statement; 4. applications which have generated strong local/neighbourhood objections based on valid planning concerns; 5. where the council considers that all material planning considerations have not been assessed or where the opinion has been made contrary to, or departs from, prevailing planning policy.

2.3	The aspect of the guidance notes which relates to providing a reason for seeking a deferral on individual planning applications has not been enforced strictly by the Planning Service to date. However, it has come to light that it would be prudent if Members provided such information at the time of seeking a deferral on planning applications. Therefore, the Members are requested, from the date of this meeting, to agree to citing which criteria is applicable (based on the information at 2.2) when requesting a deferral.
2.4	Members will recall that it is desirable that any requests for deferrals for office meetings should, where possible, be held within 2 weeks from the date of the request. It is the responsibility of individual Members to make the necessary arrangements for the holding of such meetings, including contacting the relevant applicant/objector and liaising with the Planning Service.
2.7	Most deferrals will be dealt with by the holding of an office meeting; only in exceptional circumstances will a site meeting be organised.
2.8	Subject to the outcome of any such deferral meeting, the applications will be taken back to the Committee with either the same or a revised opinion and the Committee's view will be noted. Thereafter, a decision will be issued. Members should note that there will normally only be one opportunity to defer any particular application.

3	Resource Implications
	None

4	Equality and Good Relations Implications
	None

5	Recommendations
	Members are asked to agree to providing a reason, based on the criteria set out at 2.2 above, when requesting a deferral of a planning application to enable an office meeting to be held.

6	Decision Tracking
	Petra Scarborough to ensure that reasons for deferrals are recorded properly within the minutes.

7	Key to Abbreviations
	None

8	Documents Attached
	None

Town Planning Committee

Thursday 17 October 2013



**List of planning applications received by the
Divisional Planning Manager
for the period from 24 September until 7 October**

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**Planning Applications deemed valid
For the Period:-24/09/2013 to 30/09/2013**

Count : 26

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1049/LDP	Conversion of existing garage to living space with new bay window and erection of new garage to side of dwelling.	17 Ravensdene Park Belfast BT6 0DA	LD Certificate Proposed	17/09/2013	17/09/2013	25/09/2013	Joseph Moore 17 Ravensdene Park Belfast BT6 0DA	
Z/2013/1052/A	Shop sign	318 Ravenhill Road Belfast BT6 8GL	Advertisement	19/09/2013	19/09/2013	26/09/2013	Primesight Limited The MET Building 22 Percy Street London W1T 2BU	Matt Swindles 4th Floor The MET Building 22 Percy Street London W1T 2BU
Z/2013/1053/A	Freestanding sign	101 Ladas Drive Belfast Co Antrim BT6 9FH	Advertisement	19/09/2013	19/09/2013	25/09/2013	Primesight Limited The MET Building 22 Percy Street London W1T 2BU	Matt Swindles 4th floor The MET Building 22 Percy Street London W1T 2BU
Z/2013/1054/F	Erection of 2 storey extension to side of dwelling	37 Bingham Drive Ballydownfine Belfast BT11 8JA	Full	19/09/2013	19/09/2013	24/09/2013	Fiona O'Neill 37 Bingham Drive Belfast Ballydownfine BT11 8JA	

**Planning Applications deemed valid
For the Period:-24/09/2013 to 30/09/2013**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1055/O	Proposed single dwelling	56 Upper Malone Gardens Belfast BT9 6LY	Outline	19/09/2013	19/09/2013	24/09/2013	Frank Lunny 56 Upper Malone Gardens Belfast BT9 6LY	
Z/2013/1056/F	Change of use from beautician to hot food bar	1C Erinvale Drive Belfast BT10 0GE	Full	19/09/2013	19/09/2013	24/09/2013	J. McFarland & G. Baxter c/o Agent	Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX
Z/2013/1057/F	Single storey rear extension, two storey rear and side extension and detached garage.	103 Orangefield Avenue Belfast BT5 6DJ	Full	19/09/2013	19/09/2013	24/09/2013	Mr R Hagans 103 Orangefield Avenue Belfast BT5 6DJ	Mr S Whitley 8 Winona Lodge Donaghcloney BT66 7GE
Z/2013/1058/F	Single story rear extension and new driveway and gates access to front	7 Sagimor Gardens Belfast BT5 5LW	Full	20/09/2013	20/09/2013	27/09/2013	Mr N Hog 7 Sagimor Gardens Belfast BT5 5LW	Techniplan Design Ltd 40 Mount Merrion Park Belfast BT6 0GB

**Planning Applications deemed valid
For the Period:-24/09/2013 to 30/09/2013**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1059/F	First floor extensions to rear of dwelling first floor extension and alteration to existing garage, sun room extension to the side and a new detached garage.	58 Upper Malone Road Belfast BT9 5NJ	Full	20/09/2013	20/09/2013	25/09/2013	Mr & Mrs Martin McMullan 58 Upper Malone Road Belfast BT9 5NJ	
Z/2013/1060/A	Totem type sign 2.5m x 4.5m	125 -153 Millfield Belfast BT1 1HS	Advertisement	23/09/2013	23/09/2013	24/09/2013	Michael Steele 125-153 Millfield Belfast BT1 1HS	
Z/2013/1061/F	Change of use from B1 office to D1 community/cultural use	3rd Floor Fisherwick Building 9 Upper Queen Street Belfast BT1 6FB	Full	19/09/2013	19/09/2013	25/09/2013	Karen Crothers MindWise AnnsGate House 70-74 Ann Street Belfast BT1 4EH	Kennedy FitzGerald Architects 3 Eglantine Place Belfast BT9 6EY
Z/2013/1062/F	New shopfront within existing opening and new canvas awnings to upper storey windows	33 Donegall Street Belfast BT1 2FG	Full	23/09/2013	23/09/2013	25/09/2013	Open Kitchen t/ a Hadski's 21 James Street South Belfast BT2 7GA	McGonigle McGrath 474a Ravenhill Road Belfast BT6 0BW



**Planning Applications deemed valid
For the Period:-24/09/2013 to 30/09/2013**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1063/F	Ten storey hotel comprising of 250 bedrooms, meeting rooms with bar and restaurant to ground floor. Nine storey open plan office building with retail on ground floor with underground car parking.	78 College Avenue Belfast BT1 6BU	Full	20/09/2013	20/09/2013	27/09/2013	Larkmeadow Limited 17-19 Dungannon Road Cookstown BT80 8TL	Consarc Design Group LTD The Gas Office 4 Cromac Quay Belfast BT7 2JD
Z/2013/1064/A	3no flush mounted shop fascia signs	Unit 1 75-81 Victoria Street Belfast BT1 4PA	Advertisement	24/09/2013	24/09/2013	25/09/2013	Odyssey Travel (NI) Ltd 9 Ashley Crescent Millisle BT22 2BG	
Z/2013/1065/DCA	Demolition of existing modern office building and ancillary building and removal of associated gates, fences, ramps and steps	66-70 Balmoral Avenue Belfast BT9 6NY	Demolition within Conservation Area	24/09/2013	24/09/2013	26/09/2013	Deramore Developments c/o agent	Pragma Planning Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH
Z/2013/1066/LDE	House in Multiple Occupancy	23 Sandymount Street Belfast BT9 5DP	LD Certificate Existing	24/09/2013	24/09/2013	30/09/2013	Nial Brunker 12 Malone Park Belfast BT9 6NH	Harvey Brunker 12 Malone Park Belfast BT9 6NH

**Planning Applications deemed valid
For the Period:-24/09/2013 to 30/09/2013**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1067/F	Demolition of offices and erection of 16no dwellings	Former site of PRONI 66-70 Balmoral Avenue Belfast BT9 6NY	Full	24/09/2013	24/09/2013	26/09/2013	Deramore Developments	Pragma Planning Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH
Z/2013/1068/F	Proposed change of use from vacant shop unit to a hot food takeaway	218c Springfield Road Belfast BT12 7DR	Full	24/09/2013	24/09/2013	26/09/2013	Damien McGaharan 38 Barnfield Grange Derrriaghy Lisburn BT28 3RS	Gerry Mcgrath 3 Chestnut Hollow Derrriaghy Road Lisburn BT28 3HL
Z/2013/1069/F	Demolition of existing public house and betting office (bookmaking office), construction of food retail unit, betting office (bookmaking office), ATM and 21 no apartments	469-487 Crumlin Road Belfast BT14 7GA	Full	25/09/2013	25/09/2013	27/09/2013	Beaumont Inns Limited c/o agent	Like Architects 34 Bedford Street Belfast BT2 7FF



**Planning Applications deemed valid
For the Period:-24/09/2013 to 30/09/2013**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1070/F	Alterations to rear elevation to provide door in lieu of window.	Apartment 2 24 Downview Avenue Low-Wood Belfast	Full	25/09/2013	25/09/2013	26/09/2013	Oakleaf Contracts (Europe) LTD Unit 1 Kilcronagh Business Park Kilcronagh Road 30a High Street Moneymore BT45 7PD	Manor Architects Stable Buildings 30a High Street Moneymore BT45 7PD
Z/2013/1071/F	Single storey rear extension and associated site works	33 Cabin Hill Gardens Belfast BT5	Full	25/09/2013	25/09/2013	26/09/2013	John Green 1 Kensington Court Belfast BT5	Povall Worthington 123 Old Holywood Road Belfast BT4 2HQ
Z/2013/1072/A	Replacement fascia signage	5 North Street Belfast BT1 1NA	Advertisem ent	26/09/2013	26/09/2013	27/09/2013	Axa Insurance 5 North Street Belfast BT1 1NA	Leigh McFAlane 8 Glebe Road East Newtownabbey BT36 6DL
Z/2013/1073/F	Erection of 2 storey rear extension and garden room	49 Osborne Drive Belfast BT9 6LH	Full	26/09/2013	26/09/2013	27/09/2013	Claire McIlwaine c/o agent	2020 Architects 37 Main Street Ballymoney BT53 6AN



**Planning Applications deemed valid
For the Period:-24/09/2013 to 30/09/2013**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1074/F	Change of units 2 & 3 (car wash bays) to tyre repair business (retrospective)	8-10 Cliftonville Road Belfast BT14 6JX	Full	26/09/2013	26/09/2013	30/09/2013	Mr A Osborne 16 Cliftonville Road Belfast BT14 6JX	Tony McCoe 3 Thirmere Gardens Belfast BT15 5EF
Z/2013/1076/F	Creation of a temporary set for filming and related purposes for a period of 14 weeks	Lands at Forthriver Business Park southwest of Woodvale Park Belfast BT13	Full	26/09/2013	26/09/2013	27/09/2013	DYO Films Limited c/o Agent	Michael Burrows Associates 33 Shore Road Holywood BT18 9HX
Z/2013/1078/O	Proposed additions to ref Z/2012/0026/f to include a Swift tower and a Sand Martin bank.	RSPB Belfast Harbour Reserve Airport Road West Belfast BT3 9ED	Outline	26/09/2013	26/09/2013	30/09/2013	Royal Society for the Protection of Birds RSPB NIHQ Belvoir Park Forest Belvoir Drive Belfast BT8 7QT	

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**Planning Applications deemed valid
For the Period:-01/10/2013 to 07/10/2013**

Count : 25

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1075/F	New construction timber framed, modular building for Irish Language Youth Centre, 2 storeys.	Lands to East of Whiterock Close North of Whiterock Leisure Centre West of Belfast cemetery	Full	26/09/2013	26/09/2013	04/10/2013	Glor na Mona 195 Whiterock Road Belfast BT12 7FW	Ard Ciaran Mackle Architects 2 Hannahstown Hill Belfast BT17 0LT
Z/2013/1077/F	Proposed amendment to ref Z/2012/0026 to include swapping of the previously approved extension wings on the Observation Room and the addition of a covered bicycle shed.	RSPB Belfast Harbour Reserve Airport Road West Belfast BT3 9ED	Full	25/09/2013	25/09/2013	02/10/2013	Royal Society for the Protection of Birds RSPB NIHQ Belvoir Forest Park Belvoir Drive Belfast BT8 7QT	
Z/2013/1080/A	Conversion of existing 96 sheet prismatic to 96 light box	Vacant ground at 7-9 Ormeau Road Belfast	Advertisment	27/09/2013	27/09/2013	02/10/2013	Clear Channel N.I. Ltd Channel Commercial Park Queens Road Belfast BT3 9DT	

**Planning Applications deemed valid
For the Period:-01/10/2013 to 07/10/2013**

Count : 25

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1081/F	Two storey rear extension	2 Brandra Street Belfast BT14 1JG	Full	27/09/2013	27/09/2013	02/10/2013	Mrs C Watson 2 Brandra Street Belfast BT14 1JG	
Z/2013/1082/F	Change of use from funeral home to retail/shop	444 Woodstock Road Belfast BT6 9DR	Full	27/09/2013	27/09/2013	04/10/2013	Edwards Florists 16 Cregagh Road Belfast BT6 9EP	
Z/2013/1083/A	Shop sign	276 Upper Newtownards Road Ballyhackamore BT4 3EU	Advertisem ent	30/09/2013	30/09/2013	04/10/2013	Primesight Ltd	Primesight Limited The MET Building 4th Floor 22 Percy Street London W1T 2BU
Z/2013/1084/F	Conversion of integral garages to allow office Proposed single storey extension to rear/side of dwelling and roofspace conversion, dormer window to rear and demolition of existing garage and replacement with timber shed.	31 Innisfayle Park Belfast Co Antrim BT15 5HS	Full	30/09/2013	30/09/2013	02/10/2013	Peter Coiley 31 Innisfayle Park Belfast BT15 5HS	Stewart Baxter 31 The Beeches Larne
Z/2013/1085/F		35 Ormiston Crescent Belfast BT4 3JQ	Full	30/09/2013	30/09/2013	02/10/2013	Gerald O'Connor 35 Ormiston Crescent Belfast BT4 3JQ	

**Planning Applications deemed valid
For the Period:-01/10/2013 to 07/10/2013**

Count : 25

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1086/A	4.775m x 0.9m coloured polycarbonate sign backlit with internal illumination mounted at high level on front of office gable wall	Office Suite 1 Cranmore House 613 Lisburn Road Belfast BT9 7GT	Advertisement	30/09/2013	30/09/2013	02/10/2013	Quality Tailored Homes Office Suite 1 Cranmore House 613 Lisburn Road Belfast BT9 7GT	Quality Tailored Homes Office Suite 1 Cranmore House 613 Lisburn Road Belfast BT9 7GT
Z/2013/1087/A	3no building signs, roof signs and road sign	Unit 26 Harbour Court 9 Heron Road Sydenham Business Park Belfast BT3 9HP	Advertisement	30/09/2013	30/09/2013	02/10/2013	Nislec Partnership 2 Alexander Road Belfast BT6 9HH	Amey Built Environment 3rd Floor Lesley Building 61 Fountain Street Belfast BT1 5EX
Z/2013/1089/RM	Dwelling and garage submitted under PPS21 policy	Site at 400 Belmont Road Belfast BT4 2NH	Reserved Matters	30/09/2013	30/09/2013	03/10/2013	J Tener 400 Belmont Road Belfast BT4 2NH	Dunbar Design 268 Seacliff Road Bangor BT20 5HT
Z/2013/1090/F	Provision of additional electrical generator and transformer at roof level	23 - 29 Little Donegall Street Belfast BT1 1EB	Full	27/09/2013	27/09/2013	04/10/2013	Independent News and Media 126-144 Royal Avenue Belfast BT1 1EB	URS Beechill House Beechill Road Belfast BT8 7RP

**Planning Applications deemed valid
For the Period:-01/10/2013 to 07/10/2013**

Count : 25

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1091/F	Change of use of first floor office space to 5 no apartments and a material change to the Little Donegall Street facade	41-45 Little Donegall Street Belfast BT1 2JD	Full	27/09/2013	27/09/2013	02/10/2013	M Kyriacou c/ o agent	Blackstaff Architects College House CityLink Durham Street Belfast BT12 4HQ
Z/2013/1092/F	Construction of a conservatory-style extension to act as a 'smoking room' for elderly residents	Glenowen Court Fold 177A Andersonstown Road Belfast BT11 9EA	Full	27/09/2013	27/09/2013	02/10/2013	Fold Housing Association Fold House 3 Redburn Square Holywood BT18 9HZ	GM Design Associates 22 Lodge Road Coleraine BT52 1NB
Z/2013/1093/F	Christmas festival with a large ice rink and some fairground rides also 3 food outlets and a mulled wine and mulled cider outlet	Custom House Square Belfast BT1 3ET	Full	27/09/2013	27/09/2013	02/10/2013	M and D Leisure Strathclyde Park Hamilton Road Motherwell ML1 3RT	mcguiness architects 2 Fortwilliam Gardens Belast BT15 4BS
Z/2013/1094/F	Erection of 2 storey extension to side of dwelling and single storey to rear, bay window and porch to front and replacement garage.	625 Ballysillan Road Belfast BT14 6PR	Full	01/10/2013	01/10/2013	07/10/2013	M Brown 625 Ballysillan Road Belfast BT14 6PR	mcguiness architects 2 Fortwilliam Gardens Belast BT15 4BS



**Planning Applications deemed valid
For the Period:-01/10/2013 to 07/10/2013**

Count : 25

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1095/F	Single storey rear extension	99 Rutherglen Street Belfast BT13 3LR	Full	01/10/2013	01/10/2013	07/10/2013	A Osborne 99 Rutherglen Street Belfast BT13 3LR	mcguinness architects 2 Fortwilliam Gardens Belfast BT15 4BS
Z/2013/1097/F	Retrospective single storey extension to rear of dwelling	108 Erinvale Avenue Finaghy Belfast BT10	Full	02/10/2013	02/10/2013	03/10/2013	Mateer 108 Erinvale Avenue Finaghy Belfast BT10	Techniplan Design Ltd 40 Mount Merrion Park Belfast BT6 0GB
Z/2013/1098/F	First floor extension to rear, to provide a new bedroom	7 Earlswood Park Belmont Belfast BT4 3ED	Full	02/10/2013	02/10/2013	04/10/2013	J Adams 7 Earlswood Park Belmont Belfast BT4 3ED	Tim Brownlie 206 Gilnahirk Road Gilnahirk BT5 7QT
Z/2013/1100/F	Residential development of 7no units	1 Adenlee Avenue Belfast BT6	Full	02/10/2013	02/10/2013	04/10/2013	Tascan Properties Ltd c/o BTW Shiells 575 Lisburn Road Belfast BT9	Juno Planning and Environments Ltd 322a Ormeau Road Belfast BT4 2AP
Z/2013/1103/F	New roof, floors, windows, doors and general repairs to fire damaged dwelling.	37 Magdala Street Belfast BT7 1PU	Full	03/10/2013	03/10/2013	04/10/2013	Mr Philip McCorry 49 Keady Road Drumhose Lisnaskea BT92 0DG	Eugene Howe 30 Cullion Road Edenmore Tempo BT92 3AR

**Planning Applications deemed valid
For the Period:-01/10/2013 to 07/10/2013**

Count : 25

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1105/LBC	Modifications to shopfront to create additional entrance	41-51 Royal Avenue Belfast BT1 1FB	Listed Building Consent	03/10/2013	03/10/2013	07/10/2013	Alterity Investments	Todd Architects 2nd Floor 6 Queens Road Belfast BT3 9DT
Z/2013/1106/F	Single story rear kitchen/dining room extension	3 Donegall Park Belfast BT10 0HH	Full	03/10/2013	03/10/2013	07/10/2013	David Malone 3 Donegall Park Belfast BT10 0HH	
Z/2013/1107/F	Ground floor single storey kitchen extension/sun room to back of dwelling	24 Thornhill Parade Belfast BT5 7AU	Full	03/10/2013	03/10/2013	07/10/2013	Sharon McDowell 24 Thornhill Parade Belfast BT5 7AU	Sarah MacCauley Architect 96 Orby Drive Belfast BT5 6AG
Z/2013/1112/F	Single storey side & rear extension, first floor extension to garage & loft conversion	17 Knocklofty Park Strandtown Belfast BT4 3NA	Full	04/10/2013	04/10/2013	07/10/2013	John & Siobhan O'Connor 17 Knocklofty Park Strandtown Belfast BT4 3NA	

**Appeal Dates Notified****Date From: 03/09/2013 00:00:00 and Date To: 09/10/2013 00:00:00**

ITEM NO	3	PAC Ref:	2013/A0110
Planning Ref:	Z/2013/0609/A		
APPLICANT	Lidl NI		
LOCATION	Lidl Store 188+194-196 Shore Road Belfast BT15 3QA		
PROPOSAL	Proposed linear sign mounted to existing metal palisade fencing.		
PROCEDURE	Written Reps With Site Visit		
DATE DUE TO PAC	25/10/2013		
DATE OF HEARING			
DATE OF SITE VISIT	22/11/2013		

Appeal Decisions Notified

Date From: 02/09/2013 00:00:00 and Date To: 09/10/2013 00:00:00

COUNCIL **Belfast**

ITEM NO	1		
Planning Ref:	Z/2011/0625/F	PAC Ref:	2013/A0026
RESULT OF APPEAL	Appeal Dismissed	Appeal Decision Date	24/09/2013
APPLICANT	R Edmondson		
LOCATION	Lands To The Rear Of 107 Deramore Avenue Adjacent To Kimberly Street Belfast		
PROPOSAL	Construction of a new build, 2 storey, 3 bedroom house with 2 car parking spaces to the front, to be accessed off Kimberly Street. (revised plans)		

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Streamlined Planning Applications Decisions Issued

Decision Issued From: 25/09/2013 To: 09/10/2013

Belfast LGD

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0131/F	Change of use from office to church "Sui Generis"	Unit 1 Lesley Office Park 393 Holywood Road Belfast BT4 2LS	25/09/2013	First Church Of Christ Scientist 2-4 University Avenue Belfast BT1 1BH	Jayne McFaul Architect 14 Aberfoyle Gardens Belfast BT10 0DZ
Z/2013/0555/F	New roof space conversion with dormer to rear	31 Gibson Park Gardens Belfast BT6 9GN	25/09/2013	Keith Oliver 31 Gibson Park Gardens Ballymaconaghy Belfast BT6 9GN	Affordable Plans Online 22 Dhu Varren Crescent Belfast BT13 3FL
Z/2013/0578/F	Change of use from office building to ground floor retail and 2no apartments at first floor and second floor including alterations and extension (Amended description)	46 - 48 Stranmillis Road Belfast BT9 5AD	26/09/2013	WJC and CFC leasing c/o agent	23 Design 7 Ean Hill Holywood BT78 9LQ
Z/2013/0662/F	Extension to side of dwelling and conversion of existing garage to study	5 Woodland Grange Belfast BT11 9QT	26/09/2013	Roisin O'Hara 5 Woodland Grange Belfast BT11 9QT	Alan Gregg 32 Carolhill Drive Belfast BT4 2FT

Streamlined Planning Applications Decisions Issued

Decision Issued From: 25/09/2013 To: 09/10/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0451/F	Single storey rear extension	87 Forthriver Park Belfast BT13 3UZ	30/09/2013	Darren Hill 87 Forthriver Park Belfast BT13 3UZ	Property Services Design 10-16 Hill Street Belfast BT1 2LA
Z/2013/0535/F	Erection of single storey rear extension to dwelling	76 Sandown Road Belfast BT5 6GU	01/10/2013	Joe McKee c/o agent	Fitzgerald and Hannah Architects 555 Lisburn Road BT9 7GQ
Z/2013/0830/A	Canvas shop awning above front entrance	(Ground floor unit extreme LHS) Carroll House 467 Ormeau Road Belfast BT7 3GR	01/10/2013	E Bradley c/o agent	Martin Walkington 108 Upper Knockbreda Road Belfast BT6 9QB
Z/2013/0839/F	Erection of shop awning with patio heaters above front entrance	Carroll House No 467 Ormeau Road Belfast BT7 3GR	01/10/2013	E Bradley c/o agent	Martin Walkington Architect 108 Upper Knockbreda Road Belfast BT6 9QB
Z/2013/0889/F	Replacement upgrade and installation of 4 no trolley bays	Tesco Superstore 405-407 Antrim Road Belfast Northern Ireland BT15 3BG	01/10/2013	Tesco Stores c/ o agent	Inspire Design Limited 2 Ty Nant Court Morganstown Cardiff CF15 BLW
Z/2013/0891/A	Gantry, flag signage, pole mounted, window vinyls	Tesco Superstore 405-407 Antrim Road Belfast Northern Ireland BT15 3BG	01/10/2013	Tesco Stores Limited c/o agent	Lewis Fox 2 Ty Nant Court Morganstown Cardiff CF15 8LW

Streamlined Planning Applications Decisions Issued

Decision Issued From: 25/09/2013 To: 09/10/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0901/F	Proposed amendment to previous approval ref. Z/2012/0782/F to provide an external pedestrian walkway, new boundary wall and pedestrian access including pillars, railings and gates along NE boundary to Stewartstown Road.	Hunting Lodge 39 Stewartstown Road Belfast	01/10/2013	Charioteer Ltd c/o agent	Coogan & Co Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 OBG
Z/2013/0331/LBC	Single storey extension (wholly within yard), single storey garden room, and partial attic extension	3 Wellington Park Terrace Belfast BT9 6DR	02/10/2013	Rita and Ronan Harkin and Lavery 3 Wellington Park Terrace Belfast BT9 6DR	McGonigleMcGrath 474a Ravenhill Road Belfast BT6 0BW
Z/2013/0638/F	Erection of 2 storey rear extension and conversion of garage to study & utility	74 Marlborough Park South Belfast BT9	02/10/2013	Mr G Crossey	Ivory Architects 66 Rawbrae Road Whitehead BT38 9SZ
Z/2013/0819/A	Erection of shop signage.	Beaverbrooks 24 Donegall Place Belfast BT1 5BA	02/10/2013	Beaverbrooks Adele House St Annes FY8 1RE	Pealing Associates Ltd Pursglove Cottage Low Row Richmond DL11 6PS
Z/2013/0921/F	Proposed two storey extension to side of existing terraced dwelling	55 Monagh Drive Belfast BT1 8ED	02/10/2013	Caictlyn Greene 55 Monagh Drive Belfast BT11 8ED	Henry Morgan 583 Donegall Road Belfast BT12 6DX

Streamlined Planning Applications Decisions Issued

Decision Issued From: 25/09/2013 To: 09/10/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0832/F	Replace existing single storey rear return with 2 storey extension including balcony and 1st floor gable window (Amended plans)	23a Andersonstown Road Roselands Belfast BT11 9AF	03/10/2013	Darren Hamilton 23A Andersonstown Road Roselands Belfast BT11 9AF	
Z/2012/0455/F	Erection of two storey dwelling in side garden	7 Lisavon Parade Strandtown Belfast BT4 1LE	04/10/2013	D Flynn c/o agent	Warwick Stewart Architects 892 Antrim Road Templepatrick BT39 0AH
Z/2012/1148/F	Proposed first floor terrace and steps to rear of dwelling	8 Glenmachan Drive Belfast BT4 2RE	04/10/2013	Tony McAlister c/o agent	Mark Campbell Design 65 Bankhall Road Magheramorne BT40 3JQ
Z/2013/0893/F	Installation of a timber clad 'welcome wall' adjacent to the main entrance lobby of the store	Tesco Superstore 405-407 Antrim Road Belfast Northern Ireland BT15 3BG	04/10/2013	Tesco Stores Limited c/o agent	Inspire Design Limited 2 Ty Nant Court Morganstown Cardiff CF15 8LW
Z/2013/0922/F	Alterations to Glencairn Day Centre existing entrance, forecourt, surrounding walls, fencing and gates to facilitate BHSCCT patient transport and disabled access	Glencairn Day Centre 98 Forthriver Road Belfast BT13 3SE	04/10/2013	Ken Jones BHSCCT Estates Hospital Mater Hospital Crumlin Road Belfast BT14 6AB	Hall Black Douglas 152 Albertbridge Road Belfast BT5 4GS

Streamlined Planning Applications Decisions Issued

Decision Issued From: 25/09/2013 To: 09/10/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0402/A	Building identification signage	Titanic House 6 Queens Road Belfast BT3 9DT	07/10/2013	TQ Ltd & Belfast Harbour Commissioners 6 Queens Road Belfast BT3 9DT	
Z/2013/0457/F	Two storey side extension, replacement garage and access ramp to front of dwelling (Amended plans).	45 Forthriver Road Belfast BT13 3SE	07/10/2013	R Sheilds 45 Forthriver Road Belfast BT13 3SE	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB
Z/2012/1095/F	Change of use of vacant office at 38 University Street to 2no apartments.	38 University Street Belfast BT7 1FY	08/10/2013	McKeague Morgan 27 College Gardens Belfast BT9 6BS	John McElroy RIBA 72 Osborne Drive Belfast BT9 6LJ
Z/2013/0871/F	Erection of fencing and installation of external heating installation equipment	Conway Youth Centre Conway Street Belfast BT13 2DE	08/10/2013	Conway Youth Centre c/o agent	Robert Bleakney Architects Ltd 76 Main Street Moira BT67 0LQ
Z/2013/0911/F	Single storey side extension and first floor rear bedroom extension	21 La Salle Drive Belfast BT12 6DB	08/10/2013	Gerard McMahon 21 La Salle Drive Belfast BT12 6DB	John 1 Balmoral Avenue Belfast BT9 6NW
Z/2013/0954/F	Single storey extension to rear of dwelling	13 Herbert Street Belfast BT14 7FE	08/10/2013	Mrs C Murphy 13 Herbert Street Belfast BT14 7FE	Tony McCoe 3 Thirlmere Gardens Belfast BT15 5EF

Streamlined Planning Applications Decisions Issued

Decision Issued From: 25/09/2013 To: 09/10/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0553/F	Erection of single storey rear extension with new mono-pitched roof over existing single rear return.	10 Dunowen Gardens Belfast BT14	09/10/2013	Mary Hanna 10 Dunowen Gardens Belfast BT14 6NQ	Kevin Fennell Design 2A Dorchester Park Belfast BT9 6RH

**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/2009/1309/O

Applicant Odyssey Millennium Limited C/o **Agent**
Turley Associates Turley Associates Hamilton House
Joy Street
Belfast
BT2 8LE

Location Queen's Quay (lands between M3 and Odyssey Building), Belfast

Proposal Mixed-use development including a maximum of 798 residential units (up to 73,420 sqm) with associated amenity space, two hotels (up to 22,438 sqm), offices (up to 4,370 sqm), retail and retail services (up to 905 sqm), leisure facilities (up to 1303 sqm), community and cultural uses (up to 1,570 sqm), cafes/bars/restaurants (up to 2,824 sqm), public open space, multi-storey car parking (up to 55,612 sqm) and associated works including related infrastructure improvements (additional environmental information received)

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

3

Application Ref Z/2011/0726/O
Applicant First Trust **Agent** Turley Associates Hamilton House
 Joy Street
 Belfast
 BT2 8LE
Location Lands northwest of 1-8 Springfield Heights and north of Moyard Crescent
 Belfast
 BT13
Proposal Proposed site for residential development, new access and ancillary site works.

4

Application Ref Z/2011/1404/F
Applicant Wastebeater Blackstaff Road **Agent** RPS Elmwood House
 Kennedy Way Industrial Estate 74 Boucher Road
 Belfast Belfast
 BT11 9DT BT12 6RZ
Location Wastebeater Offices
 Blackstaff Road
 Kennedy Way Industrial Estate
 Belfast
 BT11 9DT
Proposal Waste transfer station for non-hazardous waste (portal frame building, weighbridge, offices and concrete hardstanding for access and parking) (Receipt of amended drawings, additional information and amended waste codes with the removal of putrescible wastes)

- 1 The development is contrary to Planning Policy Statement 1 (PPS1) General Principles in that the proposal, if permitted, would cause demonstrable harm to interests of acknowledged importance in that it would be incompatible with the existing industry and businesses operating in the vicinity of the site.
- 2 The development is contrary to Policy PED 8 of Planning Policy Statement 4 (PPS 4) Planning and Economic Development in that the proposal, if permitted, would be incompatible with the existing and approved uses and would prejudice their future operation.
- 3 The development is contrary to Policy WM 1 of Planning Policy Statement 11 (PPS11) Planning and Waste Management in that the development, if permitted, would be incompatible with the adjacent land uses.

5

Application Ref Z/2012/0514/F
Applicant Patrick Boal 12 Kilcross Road **Agent** James Anderson 202 Belfast Road
 Nutts Corner Ballynahinch
 Crumlin BT24 8UR
 BT29 4TA
Location Ikea
 Holywood Exchange
 306 Airport Road West
 Co Antrim
 BT3 9EJ
Proposal Change of use from retail car park to commercial



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

6

Application Ref Z/2012/0753/F

Applicant Martin McCurry 8 Osbourne Gardens
Belfast
BT9 6LE

Agent Hugh Morrison Chartered Architect
120 Balmoral Avenue
Belfast
BT9 6NZ

Location 20 Knockburn Park
BT5 7AY

Proposal Demolition of existing double garage and erection of detached dwelling, along with alterations to existing road access.

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments in that it would if permitted result in overdevelopment of the site and would cause unacceptable damage to the residential amenity to number 26 Castlevew Road by way of dominance through inappropriate scale and massing.

7

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

8

Application Ref Z/2012/0861/F

Applicant Brian Kennedy 19 Myrtlefield Park
Belfast
BT9 6NE

Agent Dynan Architecture 147 Sandown Road
Belfast
BT5 6GX

Location 19 Myrtlefield Park
Belfast
BT9 6NE

Proposal Conversion of existing detached dwelling house into two apartments, extension to existing dwelling to create 3 new apartments, including landscaping and parking (amended plans)

- 1 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that it would, if permitted, result in harm to the character and appearance of Malone Conservation Area through inappropriate scale, massing, layout and design.



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

9

Application Ref Z/2012/1115/LBC
Applicant LJ Fon C/O Agent **Agent** Dempsey Architects 677 Lisburn Road
 Belfast
 BT9 7GT
Location 16 College Gardens
 Belfast
 BT9 6BQ
Proposal Amendments to rear windows & replacement of all windows throughout building.

10

Application Ref Z/2012/1118/F
Applicant Mr L J Fon **Agent** Dempsey Architects 677 Lisburn Road
 Belfast
 BT9 7GT
Location 16 College Gardens
 Belfast
 BT9 6BQ
Proposal Conversion to 6 no. apartments including alterations (upgrade of existing dormers, replacement windows and external rear staircase)

11

Application Ref Z/2012/1162/F
Applicant Dr and Ms Manning and Burns 35 **Agent** Consarc Design Group The Gas Office
 Bridgefield Avenue
 Wilmslow
 Cheshire
 SK9 2JS
 4 Cromac Quay
 Ormeau Road
 Belfast
 BT7 2JD
Location Lands Adjacent to 15 Osborne Park
 Belfast
 BT9 6JN
Proposal Erection of single storey dwelling incorporating a garage.

- 1 The proposal is contrary to Policy BH12 of Planning Policy Statement 6 Planning Archaeology and the Built Heritage, the Malone Conservation Area Design Guide, and Policy QD1 of the Department's Planning Policy Statement 7 Quality Residential Environments in that the proposal would, if permitted, result in overdevelopment of the site due to its inappropriate layout, scale, form, massing and design, failure to provide adequate private amenity space, and would result in unacceptable areas of hardsurfacing, causing harm to the character and appearance of the Malone Conservation Area.



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

12

Application Ref Z/2012/1283/F

Applicant Mary E Patterson 60 Quarry Road **Agent** The Boyd Partnership LLP 1 River's Edge
Belfast BT4 2NQ Belfast
BT4 2NQ 13 Ravenhill Road
Belfast
BT6 8DN

Location Lands East of 60 Quarry Road
Belfast
BT4 2NQ

Proposal Proposed minor re-siting and change to house type design of existing approved dwelling on farm (ref:Z/2009/0413/F) - approved under current policy with new farm building and associated yard to accommodate and support the sustainable development of the existing farm business.

- 1 The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being an exceptional case in that a dwelling has already been granted permission on the farm in the last 10 years.

13

Application Ref Z/2012/1358/LBC

Applicant Life NI 48 University Street **Agent** Carson McDowell Murray House
Belfast Murray Street
BT7 1HB Belfast
BT1 6DN

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 BH 8 of the Department's Planning Policy Statement 6: Planning Archaeology and the Built Heritage in that the building is listed under Article 42 of the Planning (NI) Order 1991 and the alterations would, if permitted, detract from its character and features of interest and a result in loss of its architectural integrity.
- 2 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.

Council Deferred items still under consideration
Area :- Belfast

14

Application Ref	Z/2012/1428/DCA		
Applicant	Queen's University Belfast Estates	Agent	Fleming Mountstephen Planning
	Department		The Gasworks
	Level 5		5 Cromac Avenue
	Adminiatration Building		Belfast
	Belfast		BT7 2JA
	BT7 1NN		
Location	55-63 University Street 101 -111 Botanic Avenue and Queen's University Garage University Square Mews Belfast BT7		
Proposal	Demolition of 55-63 University Street and Queen's University garage with facade retention of 63 University Street, demolition of 101-11 Botanic Avenue with facade retention of 101-111 Botanic Avenue (to enable development of 12 HMO townhouses and 3 apartments to provide purpose built student accommodation with associated operational development)		

- 1 The proposal is contrary to Policy BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the buildings makes a material contribution to the character and appearance of the Queens Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition.

15

Application Ref	Z/2013/0012/F		
Applicant	Queen's University Belfast Estates	Agent	Fleming Mountstephen Planning
	Department		The Gasworks
	Level 5		5 Cromac Avenue
	Admin Building		Belfast
	Belfast		BT7 2JA
	BT7 1NN		
Location	55-63 University Street 101-111 Botanic Avenue and Queen's University garage University Square Mews Belfast BT7		
Proposal	Demolition of 55-63 University Street and Queen's University garage at University Square Mews with facade. Retention of 63 University Street, demolition of 101-111 Botanic Avenue with facade. Retention of 101-111 Botanic Avenue and development of 12 HMO townhouses (7 with five study bedrooms and 5 with six study bedrooms) and 3 apartments (each with two study bedrooms) to provide purpose built student accommodation with associated operational development. (Additional Information)		

- 1 The proposal is contrary to Policy HMO 1 of the HMO Subject Plan for Belfast City Council Area 2015 in that it would if permitted exceed the 30% limit for HMO's within the Mountcharles HMO policy area (Designation HMO 2/16).
- 2 The proposal is contrary to Policy HMO 6 of the HMO Subject Plan for Belfast City Council Area 2015 in that it would if permitted exceed the 4 bedroom limit for HMO's within the designated area.
- 3 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that it would, if permitted, result in harm the character and appearance of the Queens Conservation Area through inappropriate design and detailing and would fail to protect important views into the Conservation Area.
- 4 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and the 2nd Addendum: Safeguarding the character of established residential areas in that in would, if permitted, result in poor outlook for prospective residents.



Council Deferred items still under consideration Area :- Belfast

16

Application Ref Z/2013/0037/F

Applicant Sarcon c/o Agent **Agent** McGinn Architects Ltd 670 Ravenhill Road
Belfast
BT6 0BZ

Location 444 Ormeau Road
Belfast
BT7 3HY

Proposal Proposed change of use application from retail outlet to the preparation and sale of freshly baked Italian pizzas for consumption off the premises

- 1 The proposed change of use from retail outlet to the preparation and sale of freshly baked Italian pizzas for consumption off the premises would, if permitted be harmful to the living conditions of existing residents through noise, odour, nuisance, and general disturbance resulting in a loss of residential amenity.

17

Application Ref Z/2013/0152/F

Applicant Billy Finn 64 Sydenham Avenue **Agent**
Belfast
BT4 2DS

Location 41 Quarry Road
Belfast
BT4 2NP

Proposal Alterations to form 2no new dwellings including roofspace conversion and dormer windows.

- 1 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and associated guidance in that it would, if permitted, result in unacceptable damage to the local character and environmental quality of this residential area by reason of a development that fails to respect the surrounding context through overdevelopment of the site which will result in an unacceptable amount of hardstanding to the front of the dwelling and would set an undesirable precedent for similar development along Quarry Road.
- 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.

18

Application Ref Z/2013/0185/F

Applicant Paul and Karen Crimmins 93 **Agent** McNally Morris Architects 82
Knockbreda Park Stranmillis Road
Belfast Belfast
BT6 0HE BT9 5AD

Location 93 Knockbreda Park
Belfast
BT6 0HE

Proposal Two storey side and rear extension to dwelling. (Amended plans)

- 1 The proposal is contrary to Policy EXT1 of Addendum to Planning Policy Statement 7 in that the design is unsympathetic with the built form and appearance of the existing property and will detract from the appearance and character of the surrounding area.
- 2 The proposal is contrary to Policy EXT1 of Addendum to Planning Policy Statement 7 in that it will unduly affect the amenity of neighbouring residents by means of overshadowing and dominance.



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

19

Application Ref Z/2013/0296/F

Applicant Glendarragh Properties c/o agent **Agent** McCann Moore Architects Ltd 715 Lisburn Road
Belfast
BT9 7GU

Location 94-100 Sunnyside Street
Belfast

Proposal Demolition of existing building on site and the construction of 2 ground floor retail units and 27 apartments over the ground, first and second floors. Also associated car parking and storage to rear.

1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments in that it would if permitted result in overdevelopment of the site and would cause unacceptable damage to the residential amenity of the area through inappropriate layout and design and would result in poor outlook for prospective residents and lack of amenity space.

20

Application Ref Z/2013/0306/F

Applicant Kieran Fitzpatrick 103 Osbourne Drive **Agent** Belfast
BT9 6LJ

Location 103 Osbourne Drive
Belfast
BT9 6LJ

Proposal Erection of 2 storey side extension to allow lounge/utility room on ground floor with single bedroom/ensuite above (Amended drawings received)

1 The proposal is contrary to policy BH12 of PPS 6 - Planning, Archaeology and the Built Heritage and would, if permitted, harm the character and appearance of the Malone Conservation Area through its inappropriate siting, scale, form and design and would set a precedent for further such inappropriate development in then locality.

21

Application Ref Z/2013/0411/DCA

Applicant P McPeake c/o agent **Agent** Slemish Design Studio 12 Woodside Park
Woodside Road
Ballymena
BT42 4HG

Location 118 Eglantine Avenue
Belfast

Proposal Demolition of existing 3 storey building and rear return and replacement with front facade to match existing building and 4 storey rear return to accommodate 7no. 2 bedroom apartments.

1 The proposal is contrary to Policy BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the buildings makes a material contribution to the character and appearance of Malone Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition.



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

22

Application Ref Z/2013/0413/F
Applicant P McPeake c/o agent **Agent** Slemish Design Studio 12 Woodside Park
 Woodside Road
 Ballymena
 BT42 4HG
Location 118 Eglantine Avenue
 Belfast
Proposal Demolition of existing 3 storey building and return and replacement with 7no 2 bedroom apartments, front facade to be rebuilt as existing with 4 storey return to rear

- 1 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that it would, if permitted, result in harm to the character and appearance of Malone Conservation Area through inappropriate scale, massing and design.
- 2 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and LC 2 of the 2nd Addendum: Safeguarding the character of established residential areas in that in would, if permitted, result in poor outlook for prospective residents.

23

Application Ref Z/2013/0415/F
Applicant Mrs P Gordon c/o Agent **Agent** Dee Agnew 123 Old Holywood Road
 Belfast
 BT4 2HQ
Location Land to the rear of No38 Bristow Park
 Belfast
 BT9
Proposal New build private dwelling (Amended Plans)

- 1 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: "Quality Residential Environments" in that it would, if permitted, result in overdevelopment of the site causing unacceptable damage to the character and appearance of the area due to its inappropriate layout, scale, form, massing and design. The proposal would also be harmful to the living conditions of existing residents through dominance resulting in a loss of residential amenity. The proposed development would therefore fail to create a quality residential environment.

24

Application Ref Z/2013/0637/A
Applicant arc Cafe Ministry 464 Castlereagh Road
 Belfast
 BT5 6BH **Agent** Alastair Coey Architects 96 Sydenham Avenue
 Belfast
 BT4 2DT
Location Arc Cafe
 Orangefield Presbyterian Church
 464 Castlereagh Road
 Belfast
 BT5 6BH
Proposal Shop sign (fascia)

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 'Control of Outdoor Advertisements' in that the proposal if permitted would harm the visual amenity, character and appearance of the area due to inappropriate scale, proportions, siting on the host building and due to the visual clutter caused by the cumulative effect of the proposal when read with other advertisements on the site.



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

25

Application Ref Z/2013/0687/F

Applicant M and M Property Services Ltd 2B **Agent** Rosetta Design Services Ltd 354
Dudley Street Ormeau Road
Belfast Belfast
BT7 1GW BT7 3HW

Location 2b Dudley Street
Belfast
BT7 1GW.

Proposal Retention of development as built for ground floor offices and storage and 2 apartments on the first floor.

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments and LC 2 of the 2nd Addendum of Planning Policy Statement 7: Safeguarding the Character of Established Residential Areas in that in that it would if permitted cause unacceptable damage to residential amenity harming the living conditions of prospective residents through poor outlook.

26

Application Ref Z/2013/0768/F

Applicant Chris Coburn **Agent** Dimensions Chartered Architects 1
Montgomery House
478 Castlereagh Road
Belfast
BT5 6BQ

Location 16 Adelaide Park
Belfast
BT9 6FX

Proposal Alterations and extension of detached garage to form additional dwelling unit.

- 1 The proposal is contrary to Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage, Policy BH12 in that it would, if permitted, harm the character of the Malone Park/Adelaide Park Conservation Area through inappropriate layout resulting in detrimental backland development which would set a precedent for similar proposals.
- 2 The proposal is contrary to Policy QD1 of the Departments Planning Policy Statement 7: Quality Residential Environments and DCAN 8 in that it would if permitted, cause unacceptable damage to residential amenity through inappropriate layout resulting in development which harms the living conditions of prospective residents through unacceptable overlooking and a lack of private amenity space

27

Application Ref Z/2013/0829/F

Applicant Carlin c/o agent **Agent** Robert Gilmour Architects 64
Haypark Avenue
Belfast
BT7 3FE

Location 31 St John's Place
Belfast
BT7 3HA

Proposal Erection of 2 storey rear extension to dwelling



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

Council Belfast

Date 17/10/2013

ITEM NO	D1			
APPLIC NO	Z/2013/0754/F	Full	DATE VALID	08/07/2013
DOE OPINION	APPROVAL			
APPLICANT	Chris O'Halloran 50 Ailesbury Road Belfast BT7 3FH		AGENT	John Palmer Chartered Architect The Mount Business & Conference Centre 2 Woodstock Link Belfast BT6 8DD 028 9073 0164
LOCATION	50 Ailesbury Road Belfast BT7 3FH			
PROPOSAL	Erection of single storey extension to side & 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 by Councillor Mullan 5.9.13]



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

ITEM NO	D2			
APPLIC NO	Z/2013/0860/F	Full	DATE VALID	31/07/2013
DOE OPINION	APPROVAL			
APPLICANT	MR Paul McIlvanna		AGENT	Robert Bryson 18 Gransha Park Belfast BT11 8AU 018 9060 0419
LOCATION	322 Stranmillis Road Belfast BT9 5EB			
PROPOSAL	New Bay window & entrance door to front elevation & 2 storey rear extension.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

[Deferred by Councillor McCarthy 3.10.13]

Schedule of Applications

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

Council Belfast

Date 17/10/2013

ITEM NO	1			
APPLIC NO	Z/2011/0472/F	Full	DATE VALID	08/04/2011
DOE OPINION	APPROVAL			
APPLICANT	Village Homes NI Ltd C/o agent		AGENT	Povall Worthington 5 Pilots View Heron Road Belfast BT3 9LE 028 9045 0105
LOCATION	35-41 Queens Square Belfast BT1 3FG			
PROPOSAL	Demolition of existing 3 storey building and erection of new 16 storey building comprising 60No. apartments with ancilliary facilities and commercial use at ground and first floor. (Amended Scheme)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	9	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/2012/0808/F	Full	DATE VALID	04/07/2012
DOE OPINION	APPROVAL			
APPLICANT	Gilmore Services Ltd c/o agent		AGENT	Clyde Shanks 5 Oxford Street Belfast BT1 3LA 02890 434393
LOCATION	Lands at 125-127 Connsbrook Avenue Belfast			
PROPOSAL	Erection of unmanned pumps and change of use of land for the sale of diesel and home heating fuel with associated storage tanks			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	3			
APPLIC NO	Z/2012/1102/F	Full	DATE VALID	26/09/2012
DOE OPINION	APPROVAL			
APPLICANT	Wine Inns Ltd		AGENT	Studiorogers The Egg Store 1 Mounsandel road Coleraine BT52 1JB 028 7032 9090
LOCATION	23-31 Bradbury Place Belfast BT7 1RR			
PROPOSAL	Proposed rear extension to provide external covered smoking terraces (Amended Plans).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	5	0	1	0
			Addresses	Signatures
			8	9
			Addresses	Signatures
			0	0



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

ITEM NO	4			
APPLIC NO	Z/2012/1376/F	Full	DATE VALID	10/12/2012
DOE OPINION	REFUSAL			
APPLICANT	Corcrair Enterprises Ltd 85 Frances Street Lurgan BT66 6DN		AGENT	Donnan Ward Limited 12 Malory Gardens Lisburn BT28 3JX 028 9260 3871
LOCATION	20 to 22 Shaftesbury Square Belfast BT2 7DB			
PROPOSAL	Change of use on ground floor from Public House to amusement arcade and change of use on ground, first and second floor from Public House and offices to 8 No 1 bedroom apartments, including extension and alterations to form arcade and apartments.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy LC2 of the addendum to Planning Policy Statement 7 'Safeguarding the Character of Established Residential Areas' and Policy QD1 of Planning Policy Statement 'Quality Residential Environments' in that four of the proposed apartments are located wholly in the rear of the property and would result in poor intervisibility between and poor outlook for prospective residents and would therefore fail to provide a quality and sustainable residential environment
- 2 The proposal is contrary to Planning Policy Statement 1 'General Principles' in that it would, if permitted, harm the living conditions of the residents of the proposed apartments by reason of noise, odours, nuisance, litter and general disturbance.



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

ITEM NO	5			
APPLIC NO	Z/2013/0075/F	Full	DATE VALID	22/01/2013
DOE OPINION	APPROVAL			
APPLICANT	Department of Social Development Belfast Regeneration Office Gasworks 2-4 Cromac Avenue Belfast BT7 2JA		AGENT	URS Beechill Road Belfast BT8 7RP
				028 9070 5111
LOCATION	1-7 Ladybrook Park Belfast BT11			
PROPOSAL	Public realm improvements to include shop frontage, resurfacing, railings, soft planting and art beacon.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	6			
APPLIC NO	Z/2013/0144/F	Full	DATE VALID	06/02/2013
DOE OPINION	REFUSAL			
APPLICANT	Nick Richmond 14 Health Lodge Avenue Belfast BT13 3WH		AGENT	
				NA
LOCATION	1 Woodvale Road Belfast Bt13 3B			
PROPOSAL	Change of use from charity shop to milkshake and waffle bar.			
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 Access Movement and Parking (AMP) 7 of Planning Policy Statement (PPS) 3 (Car Parking and Servicing Arrangements) in that the applicant has failed to demonstrate an acceptable arrangement for safely accommodating the parking of vehicles that would be attracted to the site.			
2	The Department has received insufficient information as required under Article 7 (4) of the Planning General Development Order (NI) 1993 to enable it to fully assess the parking availability at the site and in the immediate locality. No elevations have been provided to assess the impact an odour abatement system may have to the surrounding premises.			



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

ITEM NO	7			
APPLIC NO	Z/2013/0440/F	Full	DATE VALID	17/04/2013
DOE OPINION	APPROVAL			
APPLICANT	Mr Gargan T/A Union Taxis 218 Springfield Road Belfast BT12		AGENT	Kevin Fennel Design 2A Dorchester Park Belfast BT9 6RH 9066 3524
LOCATION	218 Springfield Road Belfast			
PROPOSAL	Taxi booking office			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	3	0
			Addresses	Signatures
			27	35
			Addresses	Signatures
			0	0

ITEM NO	8			
APPLIC NO	Z/2013/0468/F	Full	DATE VALID	26/04/2013
DOE OPINION	APPROVAL			
APPLICANT	A McAuley 24 Cooldarragh Park Belfast BT14 6TG		AGENT	McGuinness Architects 2 Fortwilliam Gardens Belfast BT15 4BS 9029 5463
LOCATION	Land at end of Cooldarragh Park Belfast BT14 6N			
PROPOSAL	AMENDED PROPOSAL: SLIGHT RELOCATION AND REDUCTION IN SIZE OF DWELLING AND GARAGE. Erection of 1no dwelling and detached garage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	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/2013/0470/F	Full	DATE VALID	26/04/2013
DOE OPINION	APPROVAL			
APPLICANT	Filor Housing Association Ltd 219-221 Crumlin Road Belfast BT14 7EE		AGENT	Whittaker and Watt Architects 379 Antrim Road Newtownabbey BT36 5EB 028 9084 1029
LOCATION	Site at Forthriver Road Belfast BT13 3SJ			
PROPOSAL	Change of house type of 10no. proposed residential units from 3Bed/5Person to 2Bed/3Person.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
ITEM NO	10			
APPLIC NO	Z/2013/0537/F	Full	DATE VALID	13/05/2013
DOE OPINION	APPROVAL			
APPLICANT	Pierce Communications 17-19 Dargan Crescent Belfast BT3 9RP		AGENT	P S Design 49 Hillsborough Road Carryduff BT8 8HS 9081 7275
LOCATION	17-19 Dargan Crescent Belfast BT3 9RP			
PROPOSAL	Proposed container to accommodate Biomass heating system and fuel store. Plus replacement/relocation of existing oil tank.			
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	11			
APPLIC NO	Z/2013/0626/F	Full	DATE VALID	06/06/2013
DOE OPINION	APPROVAL			
APPLICANT	Philip McIlroy 14 Thirlmere Gardens Belfast BT15 5EF		AGENT	Total Home improvements 2 Advantage Way Ballygomartin Road Belfast BT13 3LZ 07887484122
LOCATION	14 Thirlmere Gardens Belfast BT15 5EF			
PROPOSAL	Erection of single storey Orangery 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

ITEM NO	12			
APPLIC NO	Z/2013/0681/F	Full	DATE VALID	18/06/2013
DOE OPINION	APPROVAL			
APPLICANT	British Telecommunications PLC Telephone House (TH3.24) 45-75 May Street Belfast BT1 4NB		AGENT	NA
LOCATION	Set at front of footpath outside 6 Chichester Street near junction Callender Street			
PROPOSAL	Erection of a new BT street cabinet to facilitate the provision of new fibre optic infrastructure (Amended plans).			
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	13			
APPLIC NO	Z/2013/0707/F	Full	DATE VALID	25/06/2013
DOE OPINION	APPROVAL			
APPLICANT	Rosie Scott 1 Glenmillan Drive Belfast BT4		AGENT	Poval Worthington c/o 123 Old Holywood Road Belfast BT4 2HQ NA
LOCATION	1 Glenmillan Drive Belfast			
PROPOSAL	Single storey front and rear extensions and garage conversion (Amended Plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	14			
APPLIC NO	Z/2013/0759/F	Full	DATE VALID	08/07/2013
DOE OPINION	APPROVAL			
APPLICANT	Carncastle Proprties Ltd 24 Main Street Hilltown BT34 %UH		AGENT	Macrae Hanlon Spence Architects 2 Bellsbridge Office park 100 Ladas Drive Belfast BT6 9FH 028 9046 9669
LOCATION	94 Cliftonville Road Belfast BT14 6JZ			
PROPOSAL	Retention of 11 no apartments as built.			
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	15			
APPLIC NO	Z/2013/0776/F	Full	DATE VALID	10/07/2013
DOE OPINION	APPROVAL			
APPLICANT	Ardoyne Association 111 Etna Drive Belfast BT14 7NN		AGENT	The Boyd Partnership LLP 1 Rivers Edge 13 Ravenhill Road Belfast BT6 8DN 02890461414
LOCATION	111-113 Etna Drive Belfast BT14 7NN			
PROPOSAL	Erection of 2 storey extension to rear and single storey porch to front of existing community/advice centre			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
ITEM NO	16			
APPLIC NO	Z/2013/0788/F	Full	DATE VALID	11/07/2013
DOE OPINION	APPROVAL			
APPLICANT	Windsor Lawn Tennis Club c/o agent		AGENT	Todd Architects and Planners 2nd Floor Titanic House 6 Queen's Road Belfast BT3 9DT
LOCATION	Windsor Lawn Tennis Club 37 Windsor Avenue Belfast BT9 6EJ			
PROPOSAL	Erection of an inflatable structure over two existing tennis courts, annually over a six month period (October to March) temporary for five years			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	17			
APPLIC NO	Z/2013/0809/F	Full	DATE VALID	19/07/2013
DOE OPINION	REFUSAL			
APPLICANT	Mr & Mrs Hayward-Shaw c/o Agent		AGENT	Greenbrick Architects 51 Malone Road Belfast BT9 6RY 07753826326
LOCATION	80 Stranmillis Gardens Belfast BT9			
PROPOSAL	Erection of 2 storey rear extension and attic conversion with dormer including balcony to rear to dwelling			
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 EXT1 of Addendum to PPS7 Residential Extensions and Alterations, in that the design and external materials of the proposal are unsympathetic with the built form and appearance of the existing property, and if permitted, will detract from the appearance and character of the surrounding area.
- 2 The proposal is contrary to Policy ATC2 of the Addendum to Planning Policy Statement 6, Areas of Townscape Character, since it does not respect the built form of the Stranmillis Village Area of Townscape Character.



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

ITEM NO	18						
APPLIC NO	Z/2013/0865/F	Full	DATE VALID	01/08/2013			
DOE OPINION	APPROVAL						
APPLICANT	Aquinas Grammar School 518 Ravenhill Road Belfast BT6 0BY		AGENT	Farrell Kelly Associates 2 Castle Avenue Castlewellan BT31 9DX 028 43772020			
LOCATION	Aquinas Grammar School 518 Ravenhill Road Belfast BT6 0BY						
PROPOSAL	Alterations to previous planning approval Z/2008/2140/F to provide up-grade & extension of existing natural grass playing pitch, to 3G synthetic grass pitch with perimeter pitch fencing & re-positioning of existing basketball court to provide synthetic surface & floodlighting & perimeter court fence. Also provision of natural grass 5-aside pitch with floodlighting & perimeter pitch fencing.						
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions		
	3	0	0	0	0	0	
			Addresses	Signatures	Addresses	Signatures	
			0	0	0	0	
ITEM NO	19						
APPLIC NO	Z/2013/0867/RM	Reserved M:	DATE VALID	31/07/2013			
DOE OPINION	APPROVAL						
APPLICANT	Mr Des Mooney c/o Agent		AGENT	Des Mooney 20 Linen Mill Grove Edenderry Belfast BT8 8GX 07834609811			
LOCATION	Land to the rear of 62 Myrtlefield Park Belfast BT9 6NG						
PROPOSAL	Erection of 1 no two storey dwelling with associated hard and soft landscaping and adjustments to boundary with Maryville Park (amended description)						
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions		
	1	0	0	0	0	0	
			Addresses	Signatures	Addresses	Signatures	
			0	0	0	0	



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

ITEM NO	20			
APPLIC NO	Z/2013/0937/A	Advertiseme	DATE VALID	23/08/2013
DOE OPINION	REFUSAL			
APPLICANT	Paul Faulkner Bank of Ireland Group Property 4th Floor Grand Canal Quay Dublin Dublin 2	AGENT	RPP Architects 155-157 Donegall Pass Belfast BT7 1DT 028 9024 5777	
LOCATION	The Bank of Ireland 364 Lisburn Road Belfast BT9 6GL			
PROPOSAL	Shop signage			
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 BH13 of the Department's Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' and Planning Policy Statement 17 'Control of Outdoor Advertisements' in that the site lies within the Malone Conservation Area and the signs would, if permitted, adversely affect its character and detract from the architectural style of the building on which it is to be displayed by reason of inappropriate scale, form, design, materials and illumination.



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

ITEM NO	21			
APPLIC NO	Z/2013/0962/A	Advertiseme	DATE VALID	29/08/2013
DOE OPINION	REFUSAL			
APPLICANT	Bank Of Ireland Group property Paul Faulkner 4th Floor Grand Canal Quay Dublin 2	AGENT	RPP Architects 155-157 Donegall Pass Belfast BT7 1DT 028 9024 5777	
LOCATION	The Bank Of Ireland 28 University Road Belfast BT7 1NH			
PROPOSAL	Shop Signage			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	0	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy BH13 of the Department's Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' and Planning Policy Statement 17 'Control of Outdoor Advertisements' in that the site lies within the Queen's Conservation Area and the signs would, if permitted, adversely affect its character and detract from the architectural style of the building on which it is to be displayed by reason of inappropriate scale, form, design, materials and illumination.