

Document Pack

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



27 February 2014

MEETING OF TOWN PLANNING COMMITTEE

****To which All Members of Council are invited to attend in respect of Item 2****

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room (Room G05), City Hall on Thursday, 6th March, 2014 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) Minutes
 - (c) Declarations of Interest
2. George Best Belfast City Airport - Planning Agreement Modification (Pages 3 - 8)
3. Routine Correspondence (Pages 9 - 10)
4. Request for Deputations
5. Reports and Correspondence
 - (a) Meeting of the Committee during May, 2014 (Pages 11 - 12)

- (b) Planning Application Z/2013/0637/F - Fascia Sign for Arc Cafe, Orangefield Presbyterian Church, 464 Castlereagh Road (Pages 13 - 14)
- (c) Historic Buildings Lists (Pages 15 - 22)
- 6. New Planning Applications (Pages 23 - 48)
- 7. Appeal Decisions Notified (Pages 49 - 50)
- 8. Streamlined Planning Applications - Decisions Issued (Pages 51 - 56)
- 9. Deferred Items Still Under Consideration (Pages 57 - 64)
- 10. Reconsidered Items - Application Withdrawn (Pages 65 - 68)
- 11. Schedule of Planning Applications (Pages 69 - 84)



Belfast City Council

Report to:	Town Planning Committee
Subject:	George Best Belfast City Airport Planning Agreement Modification
Date:	6 March 2014
Reporting Officers:	Suzanne Wylie / John McGrillen
Contact Officers:	Siobhan Toland / Keith Sutherland

1	Relevant Background Information.
1.1	George Best Belfast City Airport (GBBCA) is located on the southern shore of Belfast Lough adjacent to the A2 Sydenham By-Pass and is a key strategic gateway to the province. The 121 hectare site is situated on reclaimed lands within the Harbour Estate. The site is owned by the Belfast Harbour Commissioners and is leased to GBBCA.
1.2	GBBCA is an asset owned by the EISER Infrastructure Fund. It is a regional airport serving a range of destinations, mainly in Great Britain and Ireland with some European destinations. In 2013, it catered for around 2.54 million passengers, representing approximately 30% of the air traffic to and from Northern Ireland.
1.3	The Airport is a significant local employer and it is estimated that there are around 1,250 full time equivalent staff working across a range of services and facilities, with over a third of these resident within Belfast itself.
1.4	In March 2012, GBBCA submitted a request to the Department of the Environment (DoE) to vary the terms of its 1997 Planning Agreement established under Article 40(A) of the Planning (NI) Order 1991 and modified in 2008. The Airport requested that the seats for sale restriction be removed and replaced with a noise control contour and noise control measures. Members considered this application and a previous response was forwarded to the Department in June 2012.
1.5	Following completion of a public consultation exercise, the Department requested additional information in relation to noise, habitats and traffic. A revised proposal has now been received. This report summarises the key aspects of the revised proposal and officers have prepared a draft response for Members to consider. This is attached as Appendix 1 to this report. The revised proposal from the Airport updates and supersedes previous documents.
1.6	GBBCA is the only airport in UK with a departing 'seats for sale' restriction employed as a means of regulating noise.
1.7	Noise contours are like geographic contour lines on a map, however, instead of height, they indicate areas that are exposed to specified noise levels over a given time period. In the case of airports, noise contours are typically denoted by the Equivalent Continuous Level (Leq) over the 16-hour daytime period from 07:00 until 23:00. An equivalent continuous level (Leq) of 57dB(A) over the 16-hour daytime period has been identified by the Department for Transport, as the level at which the onset of significant community annoyance is likely; 2003 White Paper 'The Future of Air Transport', chapter 3 - Environmental Impacts.
1.8	Increasingly, Planning Authorities across the United Kingdom are moving towards conditions that relate directly to noise exposure, such as noise contour limits, combined with sophisticated ways of monitoring compliance with these limits. Contours can incentivise

	airports to improve noise management practices so as to allow more passengers to use an airport without increasing the noise burden upon the local community, but only if they are set at an appropriate size.
1.9	A local Public Inquiry (PI) is scheduled to take place in order to consider consultation responses. The council will be given an opportunity to participate in this process. Following the PI, a report will be produced for the Minister who will then determine the application, taking account of the information presented by the different parties.
1.10	The Minister's stated objective for this process is 'the introduction of an effective noise management system at the Airport which achieves the correct balance between the socio-economic benefits of airport expansion with the need to protect the environment and quality of life for the surrounding community'.
1.11	The Council's previous consultation response to the 2012 request highlighted concerns over the size of the proposed noise contour and the potential number of residents that would be affected under the various growth scenarios suggested at that time. The council's response concluded that a smaller contour would better deliver the balance that the Minister is seeking. However, this response is now superseded by the new proposals.
1.12	The Minister (DOE) will make the final decision on this application following consideration of the findings of the PI, however as this is a planning agreement between the two parties, the applicant if they do not agree with the Minister's decision, could continue to operate within the provisions of the current agreement with the existing 2 million departing 'seats for sale' cap remaining in place.

2	Key Issues.
2.1	The previous information submitted by the applicant included growth forecasts for the Airport up until 2020, together with scenarios for low, medium and high growth. By way of response, the Council stated that more information was needed on how these three forecast scenarios were developed and which scenario was most likely to prevail. This information has now been supplied through the Planning Service.
2.2	The current submission presents a growth scenario based on the potential for the Airport with the 2 million departing 'seats for sale' restriction removed. It is a forecast of demand that takes account of GBBCA's ambition, targets and assessment of the market but, as with any business looking ahead; it cannot be regarded as either inevitable or definitive. The applicant however considers it to be reasonable in the context of perceived growth at other airports and a strategy for 'clawing back' additional business from Dublin Airport.
2.3	The submission also presents a 'fall back' growth scenario calculated on the basis that the planning agreement is not modified as requested and that the existing 'seats for sale' restriction remains in place.
2.4	Air Traffic Forecasts. The applicant has projected that air passenger traffic will grow by 2.94% over the period 2013 – 2025 with the 'seats for sale' restriction removed. This assessment is comprised of an accepted projection for annualised growth in air passenger traffic for Northern Ireland of 2.1% with the remaining 0.84% (above the projected rate) arising from a combination of: increased flight frequencies to existing destinations; the introduction of new routes to Amsterdam, Frankfurt, Barcelona; increases in flights to leisure destinations and provision for the anticipated 'claw back' of passengers from Dublin Airport.
2.5	The applicant forecasts that this will equate to annual passengers numbers of around 3.72 million by 2025 with a corresponding 47,904 air traffic movements per annum. By way of comparison, the applicant has predicted that should the 'seats for sale' cap remain in place, then the cap will be reached in 2022, with some 2.05 million departing seats for sale and an associated 38,436 air traffic movements. This latter forecast is based on the 'Seats for Sale' restriction having an immediate impact on growth and investment decision reducing the overall annualised rate to 1.43% for 2013 to 2022, with no further growth thereafter.

2.6	<p>Economic Impacts</p> <p>If GBBCA is successful in having the ‘seats for sale’ restriction removed, and achieves the target growth rate of 2.94% per annum between 2013 and 2025, the Airport estimates that it will have created around 270 additional jobs by 2025.</p> <p>GBBCA estimates the Gross Value Added (GVA) per job to be around £38,760 per full time equivalent employee and therefore the total additional value to the economy by 2025, should the variation to the planning agreement be granted, to be around £13.2 million. This estimate includes both direct and induced factors. The Council’s consultant has confirmed that the applicant has followed a standard approach to estimating the economic impact of the proposed changes to the planning conditions.</p>															
2.7	<p>Noise contour data.</p> <p>The following table summarises data published by GBBCA and indicates the size of the noise contour and the likely population affected based on the Airport Annual Reports for 2013 and the growth forecast scenarios. It should also be noted that the revised noise contour sizes are improvements to the previous forecasts submitted in 2012.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Year of assessment</th> <th style="text-align: left;">57dBL_{aeq}, 16h Contour area (Km²)</th> <th style="text-align: left;">Population</th> </tr> </thead> <tbody> <tr> <td>2010</td> <td>6.1</td> <td>12,500</td> </tr> <tr> <td>2013</td> <td>4.4</td> <td>7,200</td> </tr> <tr> <td>2025 with SFS</td> <td>6.5</td> <td>14,600</td> </tr> <tr> <td>2025 No SFS</td> <td>7.5</td> <td>18,100</td> </tr> </tbody> </table>	Year of assessment	57dBL _{aeq} , 16h Contour area (Km ²)	Population	2010	6.1	12,500	2013	4.4	7,200	2025 with SFS	6.5	14,600	2025 No SFS	7.5	18,100
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2.8	<p>The draft response states that the Council is supportive of the Airport’s ambition for growth and recognises the benefits that expansion will bring to both the city and the region. It is considered that the size of the noise control contour and the conditions contained in any new Article 40 agreement are crucial to ensuring that these benefits are realised whilst providing protection to local communities that will be impacted upon by the Airport’s operations. The Council also recognises that GBBCA wishes to achieve this balance. The data provided indicates however, that the removal of the ‘seats for sale restriction’ will increase the number of people exposed to aviation noise.</p>															
2.9	<p>It is important that airports are incentivised to implement continuous improvement in noise management practices required in order to achieve balance between growth and the need to protect the environment and quality of life for the surrounding community. The noise contour size needs to be considered alongside best practice noise management systems and the ambitions to support sustainable economic growth</p>															
2.10	<p>The draft response therefore reflects support for the Airport’s growth aspirations. In addition, it recommends that the PI should examine the Airport’s expansion proposals giving consideration to the noise management proposals submitted by the Airport, including the control contour size and any other appropriate measures that may achieve the right balance between the socio-economic benefits of airport expansion with the need to provide reasonable protection to the surrounding community (an outcome that both the applicant and Minister have stated they are seeking).</p>															
2.11	<p>The consultation period closes on Monday the 3rd March, the Council has therefore advised the Planning Department that our response will be late and forwarded after committee has considered the response but will be subject to full council approval following the April Council meeting.</p>															

3	Resource Implications.
3.1	The services of an Aviation Acoustic Consultant and Aviation Economist continue to provide additional advice. The cost has been included within revenue estimates.

4	Equality and Good Relations Considerations
4.1	None.

5	Recommendations
5.1	<p>Members are invited to</p> <ul style="list-style-type: none"> • Consider the content of this report and to endorse the attached draft consultation response and agree to forward to the Department of the Environment following committee, advising that it will be subject to full Council approval in April. • Agree that the council continues to seek specialist advice.
6	Decision Tracking
6.1	<ul style="list-style-type: none"> • The Director of Health and Environmental Services and the Director of Development will attend Committee in connection with this agenda item.
7	Key to abbreviations
7.1	<ul style="list-style-type: none"> • dB – decibel (used to measure sound intensity) • PI –Public Inquiry, (local Public inquiry) • GBBCA – George Best Belfast City Airport. • GVA – Gross value added. • Leq - Equivalent Continuous Sound Level.
8	Documents attached
Appendix 1 - Draft council response for consideration by Committee	

Appendix 1 - Draft council response for consideration by Committee.

Strategic Planning Division (Headquarters)
Department of the Environment
Millennium House
17 – 25 Great Victoria Street
Belfast.
BT2 7BN

Re: George Best Belfast City Airport Planning Agreement Modification Process.

Dear Sir

As a consultee, Belfast City Council has reviewed the content of the George Best Belfast City Airport 'Request and Related Documents' in support of the Airport's request to vary the terms of its Planning Agreement with the Department of the Environment of 22 January 1997, as modified in 2008, pursuant to Article 40A(1)(a) of the Planning (Northern Ireland) Order 1991 and would submit the following comments by way of representation response.

Belfast City Council is supportive of George Best Belfast City Airport's aspirations for passenger growth and is cognisant of the benefits that such an expansion will bring in terms of both local employment and added value to the local economy.

The Council also appreciates the need to ensure effective noise management arrangements are in place to ensure that noise levels experienced by exposed communities are kept to lowest levels that can reasonably be managed.

Therefore the Council considers that the size of the noise control contour and the management conditions contained in any new Article 40 agreement are crucial to ensuring that the abovementioned benefits are realised whilst providing reasonable protection to local residents impacted by the Airport's operations. The council also recognises that George Best Belfast City Airport wishes to achieve this balance. The council also welcomes that the airport will continue to commission independent annual reports, through the Department for Regional Development (Air and Sea Ports branch) on its performance against set noise management criteria.

It is important that airports are incentivised to implement continuous improvement in noise management practices required in order to achieve the desired balance. This is the case with some United Kingdom airports which continue to achieve sustainable economic growth whilst at the same time have been able to reduce their noise contours as aircraft become quieter and good noise management practices enhance operations.

For these reasons, Belfast City Council requests that the forthcoming inquiry should examine the Airport's expansion proposals giving consideration to the noise management proposals submitted, including the control contour size and any other appropriate measures that may achieve the right balance between the socio-economic benefits of airport expansion with the need to provide reasonable protection to the surrounding community (an outcome that both the applicant and Minister have stated they are seeking).

Should you have any queries regarding these comments, in the first instance please contact Stephen Leonard, Environmental Health Manager (Environmental Protection and Public Health & Housing Unit) on 028 9032 0202 ext 3312.

Yours sincerely

Councillor Claire Hanna
Chairman
Town Planning Committee

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Town Planning Committee**Thursday 6 March 2014****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

- the Statutory Rule and associated maps in relation to the M1/Trunk Road T3 and M1-M2 Link (Amendment) Order (NI) 2014;
- the removal of a disabled parking bay at 6 Ravenhill Parade;
- the provision of an accessible blue/badge parking bay at 101 Tildarg Street; and
- the provision of an accessible/blue badge parking bay at 22 Wheatfield Crescent

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

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Belfast City Council

Report to	Town Planning Committee
Subject:	Meeting of the Committee during May 2014
Date:	6 March 2014
Reporting Officer:	Petra Scarborough, Democratic Services Section
1	Relevant Background Information
1.1	The Strategic Policy and Resources Committee, at its meeting on 21 February, agreed that meetings of Committees and Working Groups, including meetings of the PCSP and the 4 DPCSPs, and the several Party Briefings, be cancelled during the month of May to allow the politicians to concentrate on the forthcoming European Parliament and Local Council elections
2	Key Issues
2.1	The Town Planning Committee is scheduled to meet on 8 May and the Committee is requested to cancel that meeting.
2.2	If the Committee agrees to cancel this meeting then for the month of May the Chief Executive, in consultation with the Party Leaders, the Chairman of the Strategic Policy and Resources Committee and the appropriate Committee Chairman, would exercise the general delegated authority to take any urgent decisions which is routinely set in place during the recess month of July each year.
3	Resource Implications
3.1	None.
4	Equality and Good Relations Implications
4.1	There are no any equality or good relations considerations associated with this report.
5	Recommendations
5.1	The Committee is recommended to agree to the cancellation of its meeting on 8 May.

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Date: 17th February 2014
Your Ref:
Our Ref: Z/2013/0637/A
(Please quote at all times)



Mr P McNaney
Chief Executive
Belfast City Council
City Hall
Belfast

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

Please contact: Kelly Mills
Direct line: 028 90 252813

Dear Mr McNaney

Re: Planning Application Z/2013/0637/A – Fascia Sign for Arc Cafe, Orangefield Presbyterian Church, 464 Castlereagh Road.

The above planning application was included on the schedule of applications to the Town Planning Committee on 1 August 2013 with an opinion to refuse. Following a deferred office meeting it was re-presented to Town Planning Committee on 12 December 2013 with the opinion unchanged. The Committee voted against the decision and the application was then presented to the full Council meeting on 6 January 2014. The Council voted to agree the Department's opinion to refuse.

The proposal is for 4 No. fascia signs to be erected on an existing glazed panel between the ground and first floors. The principle planning issues raised by this proposal include the impact on the visual amenity and character of both the host building, which is a recent extension to a listed building and the surrounding area. An amended proposal was received following the deferred office meeting which reduced the size of the advertisements however, the Department remains of the opinion that the proposed development is unacceptable.

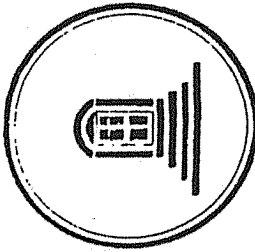
I would advise you that a decision to refuse the application will be issued within the next few days.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Kelly Mills', is written over a horizontal line.

Kelly Mills
Principal Planning Officer

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Chief Executive's Office		
Date	26/2/14	
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	75204	

**THREE HUNDRED AND THIRTY FIRST LIST OF BUILDINGS OF SPECIAL
ARCHITECTURAL OR HISTORIC INTEREST
IN THE CITY OF BELFAST**

Department of the Environment
 Clarence Court
 10-18 Adelaide Street
 BELFAST
 BT2 8GB

Dated 20 February 2014

HISTORIC BUILDINGS LIST NUMBER 3544

NOTE: Further lists relating to this and other Wards in the District may be issued at a future date.

SCHEDULE

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

331st

Ward: Ballynafeigh

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
HB26/02/021 A	147/2SW	J3490 7204	76 South Parade including garage, outbuilding and gate BELFAST County Antrim BT7 2GQ		B2	Semi-detached gable-fronted three-storey redbrick house, dated 1883, one of a pair known as 'Daisyfield Villas' (wall plaque). Owned by James Davidson it was leased to the Rev. John McMillan, the first minister of the newly constructed Cooke Centenary church and became the manse for a number of years. An interesting irregular plan, facing south with entrance porch and three-storey gabled projection to west side elevation and two-storey return to rear and a timber garage to the West. Located on the north side of South Parade on a modest landscaped site having rear access via rear lane. Retaining the majority of its original detailing both internally and externally, including original glazing. This house along with its neighbour, with which it has group value, constitutes a fine example of late Victorian suburban architecture in an unspoiled setting.	1880 - 1899

THE PLANNING (NORTHERN IRELAND) ORDER 1991

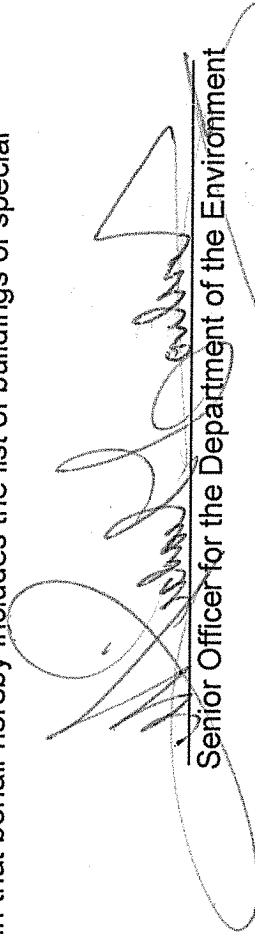
STATUTORY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

WHEREAS

1. by Article 42 of the Planning (Northern Ireland) Order 1991 the Department of the Environment (hereinafter called "the Department") is required to compile lists of buildings of special architectural or historic interest;
2. it appears to the Department that the buildings described in the attached Schedule are buildings of special architectural or historic interest;
3. the Department has consulted with the Historic Buildings Council and Belfast City Council.

NOW THEREFORE the Department in exercise of the powers conferred on it by Article 42 of the Planning (Northern Ireland) Order 1991 and of every other power enabling it in that behalf hereby includes the list of buildings of special architectural or historic interest set out in the schedule.

Dated 20 FEB 2016

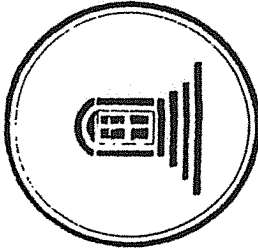


Senior Officer for the Department of the Environment

NOTE Paragraph (7) of the said Article 42 provides that the following shall be treated as part of the listed building:-

- a. any object or structure within the curtilage of the building and fixed to the building;
- b. any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 October 1973.

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THREE HUNDRED AND THIRTY SECOND LIST OF BUILDINGS OF SPECIAL
ARCHITECTURAL OR HISTORIC INTEREST
IN THE CITY OF BELFAST

Department of the Environment
Clarence Court
10-18 Adelaide Street
BELFAST
BT2 8GB

Dated 20 February 2014

HISTORIC BUILDINGS LIST NUMBER 3545

NOTE: Further lists relating to this and other Wards in the District may be issued at a future date.

Chief Executive's Office		
Date	26/2/14	
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	75205	

SCHEDULE

332nd LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IN THE CITY OF BELFAST

Ward: Ballynafeigh

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
HB26/02/021 B	147/2SW	J3490 7204	78 South Parade including garage and walling BELFAST County Antrim BT7 2GQ		B2	Semi-detached gable-fronted three-storey redbrick house, dated 1883, one of a pair known as 'Daisyfield Villas' (wall plaque). The 1901 census indicates that the house was owned by a Naval architect from England, Joseph Guthrie, whose son Thomas H. Guthrie became a prolific Belfast housing architect in the 1920s and 30s. An interesting, irregular plan, facing south with entrance porch and three-storey gabled projection to west side elevation and two-storey return to rear. Located on the north side of South Parade on a modest landscaped site having rear access via rear lane. Retaining the majority of its original detailing externally including original glazing. This house along with its neighbour, with which it has group value, constitutes a fine example of late Victorian suburban architecture in an unspoiled setting.	1880 - 1899

THE PLANNING (NORTHERN IRELAND) ORDER 1991

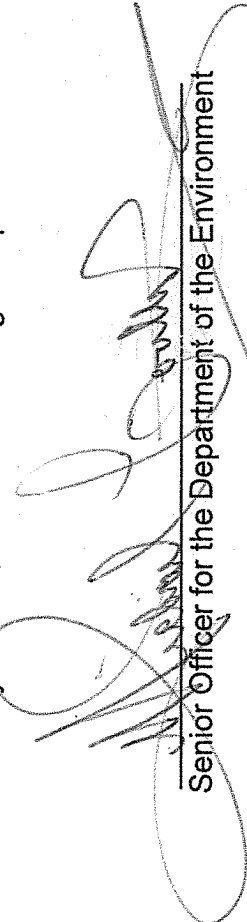
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WHEREAS

1. by Article 42 of the Planning (Northern Ireland) Order 1991 the Department of the Environment (hereinafter called "the Department") is required to compile lists of buildings of special architectural or historic interest;
2. it appears to the Department that the buildings described in the attached Schedule are buildings of special architectural or historic interest;
3. the Department has consulted with the Historic Buildings Council and Belfast City Council.

NOW THEREFORE the Department in exercise of the powers conferred on it by Article 42 of the Planning (Northern Ireland) Order 1991 and of every other power enabling it in that behalf hereby includes the list of buildings of special architectural or historic interest set out in the schedule.

Dated 20 FEB 2014.



Senior Officer for the Department of the Environment

NOTE Paragraph (7) of the said Article 42 provides that the following shall be treated as part of the listed building:-

- a. any object or structure within the curtilage of the building and fixed to the building;
- b. any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 October 1973.

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**Planning Applications deemed valid
For the Period:-2/4/2014 12 to 2/10/2014 1**

Count : 25

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0091/LDE	Restaurant, including dining room, toilets, kitchen and stores	The first second and third floors of 33 Donegall Street Belfast BT1 2NB	LD Certificate Existing	24/01/2014	1/24/14	06/02/2014	Open Kitchen t/a Hadski's 21 James Street South Belfast BT2 7GA	McGonigle McGrath 474a Ravenhill Road Belfast BT6 0BW
Z/2014/0100/F	Change of use of ground floor premises to coffee shop/restaurant with associated minor alterations to external elevations.	Ground floor 15 Church Street Belfast BT1 1ER	Full	27/01/2014	1/27/14	06/02/2014	Goose Lane Properties Ltd c/o Bannons Ltd 75 North Street Belfast BT1 1NL	Hall Black Douglas 152 Albertbridge Road Belfast BT5 4GS
Z/2014/0106/F	Garage and store to side of house	65 Inishowen Drive Belfast	Full	29/01/2014	1/29/14	05/02/2014	Alison Kane 65 Inishowen Drive Belfast BT10 0EX	Alan Gregg 32 Carolhill Drive Belfast BT4 2FT
Z/2014/0108/A	Hoarding	321-329 Albertbridge Road BT5 4PY	Advertisement	29/01/2014	1/29/14	05/02/2014	Robert Smyth 38 Cuba Walk Belfast	

**Planning Applications deemed valid
For the Period:-2/4/2014 12 to 2/10/2014 1**

Count : 25

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0109/F	Demolition of garage and erection of 2 storey, 3 bedroom, detached dwelling.	Site adjacent to 43 Elgin Street Belfast BT7 3AG	Full	30/01/2014	1/30/14	05/02/2014	Gilzean Properties Ltd Belfast Mills Percy Street Belfast BT13 2HW	Design & Management 2 Bellsbridge Office Park 100 Ladas Drive Belfast BT6 9FH
Z/2014/0117/F	Temporary accommodation building erected for higher level teaching accommodation	In the grounds of QUB School of Geography Department Elmwood Avenue Belfast BT9 6AY	Full	30/01/2014	1/30/14	05/02/2014	Queens University Belfast Estates Department University Road Belfast BT7 1NN	Kennedy Fitzgerald Architects 3 Eglantine Place BT9 6EY
Z/2014/0118/F	Proposed single storey to rear and side.	7 Bristow Park Belfast BT9 6TF	Full	30/01/2014	1/30/14	05/02/2014	Mr and Mrs L Coulter 7 Bristow Park Belfast BT9 6TF	Brian Small Design 79 Rosetta Road Belfast BT6 0LR
Z/2014/0121/F	Retention of car wash and car valet business and erection of tyre store.	321-329 Albertbridge Road Belfast BT5 4PY	Full	29/01/2014	1/29/14	05/02/2014	Robert Smyth 38 Cuba Walk Belfast BT4 1EQ	Alan Gregg 32 Carolhill Drive Belfast BT4 2FT
Z/2014/0123/A	Company signage to building	The Soloist Building Lanyon Place Belfast BT1 3LP	Advertisem ent	31/01/2014	1/31/14	05/02/2014	Pinset Masons LLP Belfast	Todd Architects Titanic House 6 Queens Road Belfast BT3 9DT

**Planning Applications deemed valid
For the Period:-2/4/2014 12 to 2/10/2014 1**

Count : 25

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0124/F	Extension to rear of dwelling consisting of single storey kitchen and two storey bathroom extension. Proposed detached single storey garden room in rear garden. Proposed 2no new velux windows to front elevation, and alterations to external wall finishes on front elevation.	37 Haddington Gardens Belfast BT6 0AN	Full	03/02/2014	2/3/14	05/02/2014	Ben Price 37 Haddington Gardens Belfast BT6 0AN	John Palmer RIBA- Architect The Mount Business and Conference Centre 2 Woodstock Link Belfast BT6 8DD
Z/2014/0125/F	Extension to existing church community hall	105 Park Avenue Belfast BT4 1JJ	Full	31/01/2014	1/31/14	05/02/2014	Pastor Normal Morrell 105 Park Avenue Free Methodists Church Belfast BT4 1JJ	SC Developments 6 Grange Road Downpatrick BT30 7DB
Z/2014/0126/F	Erection of two storey rear extension to dwelling.	20 Avoniel Parade Belfast	Full	03/02/2014	2/3/14	06/02/2014	Belfast Rented Homes 20 Avoniel Parade Belfast	Techniplan Design Ltd 40 Mount Merrion Park Belfast BT60GB

**Planning Applications deemed valid
For the Period:-2/4/2014 12 to 2/10/2014 1**

Count : 25

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0128/A	Hoarding	Junction of Albertbridge Road/ Newtownards Road/ Connswater Street Ballymacarrett BT5 4GX	Advertisement	03/02/2014	2/3/14	05/02/2014	Samuel Duff S and R Electrical Ltd 56 Hollywood Road Belfast BT4 1NT	John Palmer RIBA Architect The Mount Business Ctr 2 Woodstock Link Belfast BT6 4GX
Z/2014/0129/F	Refurbishment of existing dwelling to include 2 storey rear extension.	17 Cambourne Park Upper Malone Belfast BT9 6RL	Full	04/02/2014	2/4/14	06/02/2014	P Kelly c/o agent	John McElroy 72 Osborne Drive Belfast BT9 6LT
Z/2014/0130/F	Erection of single storey rear extension to dwelling	4 Kerrsland Parade Belfast BT5 6EP	Full	04/02/2014	2/4/14	06/02/2014	Martha Campbell 4 Kerrsland Parade Belfast BT5 6EP	John Baird Architect The Corn Mill 8a Clattering Ford Comber BT23 5QH
Z/2014/0131/F	Single storey bedroom shower room and lobby extension to rear of dwelling	105 Bearnagh Drive Belfast BT11 8HT	Full	04/02/2014	2/4/14	05/02/2014	Rosemary McCarthy 105 Bearnagh Drive Belfast BT11 8HT	PC Architects 28 Downshire Road Belfast BT6 9JL
Z/2014/0132/A	Proposed signage	1 Lanyon Quay Belfast BT1 3LG	Advertisement	04/02/2014	2/4/14	05/02/2014	Michael Gibson D and M Group Unit 10 1 Lanyon Quay Belfast BT1 3LG	Kennedy FitzGerald Architects 3 Eglantine Place Belfast BT9 6EY

**Planning Applications deemed valid
For the Period:-2/4/2014 12 to 2/10/2014 1**

Count : 25

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0133/F	Erection of 2 storey rear extension to dwelling.	10 Finaghy Park South Belfast BT10 0HR	Full	04/02/2014	2/4/14	06/02/2014	Cormac Lundy c/o agent	Hugh Morrison Chartered Architect 120 Balmoral Avenue Belfast BT9 6NZ
Z/2014/0134/F	Retrospective application for perimeter fencing and gates, and amendments to same New artificial football pitch, floodlights, fencing, associated ground works. New two-storey clubhouse changing facility and boxing club with community hall to replace existing single-storey building.	1 Somerton Close Belfast Co Antrim BT15 4DF	Full	04/02/2014	2/4/14	05/02/2014	Mr and Mrs Murphy 1 Somerton Close Belfast Co Antrim BT15 4DF	ALDA Architects 537 Antrim Road Belfast BT15 3BU
Z/2014/0135/F		Dundela FC Wilgar Street Belfast BT4 3BL	Full	05/02/2014	2/5/14	06/02/2014	Dundela FC c/ o agent	Fresh Design 667 Shore Road Whiteabbey BT37 0ST
Z/2014/0136/F	Erection of single storey rear extension to dwelling.	4 Westrock Park Belfast BT12 7QW	Full	05/02/2014	2/5/14	06/02/2014	Arthur Robinson c/o agent	NIHE Property Services (Design) 10-16 Hill Street Belfast BT1 2LA

**Planning Applications deemed valid
For the Period:-2/4/2014 12 to 2/10/2014 1**

Count : 25

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0137/A	1x panel with wooden frame 2x V-shaped panels with wooden support	Throne Wood Antrim Road Newtownabbey Belfast BT36 7NH	Advertisement	05/02/2014	2/5/14	06/02/2014	The Woodland Trust 1 Dufferin Court Dufferin Avenue Bangor BT20 3BX	
Z/2014/0139/F	The construction of a bundled wall and tank base to an existing storage yard with the installation of two storage tanks to the tank base.	United Feeds Ltd. 8 Northern Road Belfast BT3 9AL	Full	05/02/2014	2/5/14	07/02/2014	United Feeds Ltd 8 Northern Road Belfast BT3 9AL	Edmond Shipway Portview House 80 Dargan Road Belfast BT9 3JU
Z/2014/0146/A	1x 48 sheet display panel	Park and Ride car park York Link junction of Nelson Street Belfast	Advertisement	05/02/2014	2/5/14	07/02/2014	Clear Channel N.I. Ltd Channel Commercial Park Queen Road Belfast BT39DT	
Z/2014/0147/F	Provision of 2 new fuel pumps and 1 no. kerosene pump, replacement canopy, new payment kiosk unit together with associated underground fuel tanks and interceptor.	Lands adjacent to Donegall Road roundabout within the car park of Park Centre Shopping Centre Donegall Road Belfast Co Antrim BT12 6HN	Full	05/02/2014	2/5/14	07/02/2014	EK Fuels LTD Forkhill Road Lisdoon Dundalk Co Louth	WDR and RT Taggart Laganwood House New Forge Lane Belfast BT9 5NX

**Planning Applications deemed valid
For the Period:-2/11/2014 1 to 2/17/2014 1**

Count : 32

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0138/LDP	Proposed single storey extension, remodeling of boilerhouse into dining area with new opening, reduction/ replacement of window to first floor area and new window to rear bedroom	37 Belmont Church Road Belfast BT4 3FF	LD Certificate Proposed	04/02/2014	2/4/14	12/02/2014	Mr And Mrs Boylan 37 Belmont Church Road Belfast BT4 3FF	Peter Greenwood 13 Pembroke Court Glengormley BT36 5AD
Z/2014/0148/LBC	Minor adjustment to entrance steps raising the top landing and providing a new step. Staff tutorial room on second floor converted into WC area.	The Main Building Stranmillis University College Stranmillis Road Belfast BT9 5DY	Listed Building Consent	06/02/2014	2/6/14	11/02/2014	Mr John Chapman Stranmillis University College Belfast BT9 5DY	URS Beechill House Beechill Road Belfast BT8 7RD
Z/2014/0149/F	Change of use to public house, with dining facility and kitchen, proposed new extraction spiral ductwork to 1m above the eaves on the rear elevation. Internal opening formed to link with existing Alleycat bar.	66-68 Ann Street Belfast BT1 4EH	Full	06/02/2014	2/6/14	12/02/2014	Martyn Wolsey for Alleycat 46 Church Lane Belfast BT1 4QN	Oscar and Oscar 22-30 Hopefield Avenue Belfast BT15 5AP



**Planning Applications deemed valid
For the Period:-2/11/2014 1 to 2/17/2014 1**

Count : 32

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0150/F	Demolition of existing garages and the erection of 4 three storey dwellings.	Lands to the rear of 19 Skegoneill Avenue and adjacent to 36 Glandore Drive Belfast BT15	Full	07/02/2014	2/7/14	11/02/2014	Mr Martin Doyle 35a Lough Road Magherafelt BT45 6LN	MMAS Conway Mill 5-7 Conway Street Belfast BT13 2DE
Z/2014/0153/F	Change of use from ground floor retail premises at no. 22 Bradbury Place to form an extension to adjoining licensed premises at no. 18-20 Bradbury Place with new shopfront. Second floor extension to rear of premises with connection to new roof terrace above single storey stores on Albion Lane with associated lift tower, bridge and stairs.	12 -22 Bradbury Place Belfast BT7 1RS	Full	06/02/2014	2/6/14	11/02/2014	Lavery LTD 18-20 Bradbury Place Belfast BT7 1RS	O'Donnell O'Neill Design Associates 5 Stranmillis Road Belfast BT9 5AF



**Planning Applications deemed valid
For the Period:-2/11/2014 1 to 2/17/2014 1**

Count : 32

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0154/F	Erection of single storey rear extension to dwelling.	6 Matilda Gardens Belfast BT12 5NP	Full	07/02/2014	2/7/14	11/02/2014	Northern Ireland Housing Executive Property Services (Design) 10-16 Hill Street Belfast BT1 2LA	Gary Carson Property Services (Design) 10-16 Hill Street Belfast BT1 2LA
Z/2014/0156/F	Proposed replacement dwelling and associated site works	11 Viewfront Park Belfast BT17 9JY	Full	07/02/2014	2/7/14	11/02/2014	Mr & Mrs Noel Grimley c/o Agent	Doherty Architectural Services 37 Wynchurch Avenue Belfast BT6 0JP
Z/2014/0157/F	Loft conversion to include rear box dormer.	11 Dunmore Street Belfast BT13 2RN	Full	07/02/2014	2/7/14	11/02/2014	Veronica Cosgrove 11 Dunmore Street Belfast BT13 2RN	
Z/2014/0158/F	Extension to dwelling	81 Henderson Avenue Belfast BT15 5FN	Full	07/02/2014	2/7/14	12/02/2014	Mrs Anne Farrelly 81 Henderson Avenue Belfast BT15 5FN	ALDA 537 Antrim Road Belfast BT15 3BU

**Planning Applications deemed valid
For the Period:-2/11/2014 1 to 2/17/2014 1**

Count : 32

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0159/F	Change of use of upper floors from storage area to public bar to include internal alterations.	62-68 High Street Belfast BT1 2BE	Full	07/02/2014	2/7/14	11/02/2014	Cathedral Leisure LTD 10th Floor River House 48 High Street Belfast BT1 2DR	Consarc Design Group The Gas Office 4 Cromac Quay Belfast BT7 2JD
Z/2014/0160/A	Installation of 1 Totem sign & 6 no mock window panel signs, 3 no letter signs and 1 no corner sign.	Carew Family Centre 15 Tamar Street Belfast BT4 1HS	Advertisem ent	07/02/2014	2/7/14	12/02/2014	Department for Social Development c/o Agent	URS Beechill House Beechill Road Belfast BT8 7RP
Z/2014/0161/LBC	Change of use of upper floors from storage area to public bar to include internal alterations. Premises have been trading as a public house in their present form since circa 1985. There was a public house at this location for at least 30 years prior to 1985.	62-68 High Street Belfast BT1 2BE	Listed Building Consent	07/02/2014	2/7/14	11/02/2014	Cathedral Leisure LTD 10th Floor River House 48 High Street Belfast BT1 2DR	Consarc Design Group The Gas Office 4 Cromac Quay Belfast BT7 2JD
Z/2014/0162/LDE		1-3 Lord Street Belfast BT5 4QG	LD Certificate Existing	07/02/2014	2/7/14	11/02/2014	Mrs L McCreery	Ian H Foster 28 Station Road Bangor BT19 1HD



**Planning Applications deemed valid
For the Period:-2/11/2014 1 to 2/17/2014 1**

Count : 32

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0163/F	Sunroom extension to rear of dwelling	27 Parkmount Road Belfast	Full	10/02/2014	2/10/14	11/02/2014	Mr and Mrs Nachtigall 27 Parkmount Road Belfast BT15 4EQ	BMC Antrim 1 Cranbrook Drive Antrim BT41 1LH
Z/2014/0164/LDP	Ramped access to front of dwelling.	25 Roseberry Gardens Belfast.	LD Certificate Proposed	11/02/2014	2/11/14	14/02/2014	Mrs Boyd 25 Roseberry Gardens Belfast BT6 8JG	Techniplan Design Ltd 40 Mount Merrion Park Belfast BT6 0GB
Z/2014/0165/A	ATM Sign	126 Upper Lisburn Road Finaghy Belfast BT10 0BE	Advertisment	10/02/2014	2/10/14	14/02/2014	Danske Bank LTD PO Box 183 Donegall Square West Belfast BT1 6JS	Noteman McKeel Architects 60 Malone Road Belfast BT9 5BT
Z/2014/0166/F	Part single, part 2-storey rear extension to dwelling (retrospective)	46 Cheltenham Park Belfast BT6 0HR	Full	10/02/2014	2/10/14	14/02/2014	Dermot and Mairead Murphy 46 Cheltenham Park Belfast BT6 0HR	Jim Morrison Architects 31 Cricklewood Park Belfast BT9 5GW



**Planning Applications deemed valid
For the Period:-2/11/2014 1 to 2/17/2014 1**

Count : 32

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0167/F	Demolition and alterations to ground floor restaurant and public bar to provide new entrance lobby, smoking area, revised restaurant and public bar layout. Alterations/removal of windows and new rendered facade	37-39 Finaghy Road North Belfast BT10 0JB	Full	05/02/2014	2/5/14	14/02/2014	Ultimate Global Leisure Ltd Sute 2 Osborne Buildings 715 Lisburn Road Belfast BT9 7GU	JDM Property Group Suite 2 Osborne Buildings 715 Lisburn Road Belfast BT9 7GU
Z/2014/0168/F	Single storey rear extension and dormer to rear roof.	60 Bristow Park Belfast BT9 6TJ	Full	10/02/2014	2/10/14	14/02/2014	Mr Paul McBride 60 Bristow Park Belfast BT9 6TJ	Robert Craig 10 Cranley Grove Bangor BT19 7EY
Z/2014/0169/F	Single storey rear extension and associated works	45 Thornhill Parade Belfast BT5 7AT	Full	10/02/2014	2/10/14	14/02/2014	Valerie Keys	Robert Gilmour Architects 64 Haypark Avenue Belfast BT7 3FE
Z/2014/0170/F	Single storey side and rear extension	44 Belmont Park Belfast BT4 3DU	Full	10/02/2014	2/10/14	14/02/2014	D Hayes 44 Belmont Park Belfast BT4 3DU	Colin Harvey Design 62 North Road Belfast BT5 5NJ



**Planning Applications deemed valid
For the Period:-2/11/2014 1 to 2/17/2014 1**

Count : 32

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0171/F	Replacement of paving and kerbs, removal of bollards and improvements to shop fronts to include: re-rendering, replacement of windows and backlit signage and installation of roller shutters.	26-36 Monagh Road Ballymurphy Belfast BT11 8EF	Full	10/02/2014	2/10/14	12/02/2014	Department for Social Development	URS Beechill House Beechill Road Belfast BT8 7RP
Z/2014/0172/F	Proposed ATM Building	126 Upper Lisburn Road Finaghy Belfast BT10 0BE	Full	10/02/2014	2/10/14	17/02/2014	Danske Bank Ltd Po Box 183 Donegall Square West Belfast BT1 6JS	Noteman McKeel Architects 60 Malone Road Belfast BT9 5BT



**Planning Applications deemed valid
For the Period:-2/11/2014 1 to 2/17/2014 1**

Count : 32

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0175/LBC	Refurbishment of the existing grade B1 listed building to accommodate staff offices, student space and school offices and reception. New double glazed windows to replace existing timber windows. New external door to be formed in existing window opening to provide access to lower ground floor.	Old Physics Building Queens University University Road Belfast BT7 1NN	Listed Building Consent	11/02/2014	2/11/14	14/02/2014	QUB Estates Department Administration Building University Road Belfast BT7 1NN	Hamilton Architects Hamilton House 3 Joy Street Belfast BT2 8LE
Z/2014/0176/F	Proposed first floor side extension to dwelling	13 Knockvale Grove Belfast	Full	12/02/2014	2/12/14	14/02/2014	Adrian Moses 13 Knockvale Grove Belfast	Glyn Mitchell Architectural Design 139 Ballinran Road Kilkeel BT34 4JB
Z/2014/0177/F	Single storey extension to rear and alterations to front elevation	44 Rosgoill Park Belfast BT11 9QU	Full	12/02/2014	2/12/14	14/02/2014	Harkin 44 Rosgoill Park Belfast BT11 9QU	

**Planning Applications deemed valid
For the Period:-2/11/2014 1 to 2/17/2014 1**

Count : 32

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0178/F	Single storey extension to rear to replace existing conservatory	28 Martinez Avenue Belfast BT5 5LX	Full	12/02/2014	2/12/14	14/02/2014	R Hickey 28 Martinez Avenue Belfast BT5 5LX	MW McCullough Architect Texam Building Altona Road Lisburn BT27 5QB
Z/2014/0189/F	Change of use of existing building from photography studio and offices to 6no apartments and internal alterations. No external alterations	41 Malone Road Belfast Co. Antrim BT9 6RX	Full	12/02/2014	2/12/14	14/02/2014	Millar and Mills C and D c/o agent	Site Express 45 Church View Holywood BT18 9DP
Z/2014/0190/LBC	Change of use of existing building from offices to 6 no.apartments.	41 Malone Road Belfast Co.Antrim BT9 6RX	Listed Building Consent	12/02/2014	2/12/14	14/02/2014	Millar and Mills C and D c/o agent	Site Express 45 Church View Holywood BT18 9DP
Z/2014/0192/A	1no fascia sign, non-illuminated 1no projecting sign, non-illuminated	5-9 Arthur Street Belfast BT1 4GA	Advertisem ent	13/02/2014	2/13/14	14/02/2014	Kirsty Gordon 19 The Point Market Harsborough LE16 7QU	RPF projects Unit B Bassingbourn Gashouse 70 High Street Bassingbourn SG8 4GA
Z/2014/0193/F	Redevelopment of existing entrance, bin store and 4no parking spaces to form new entrance lobby, staff office and bin store	Harbourview Apartments 18 Pilot Street Belfast BT1 3EZ	Full	12/02/2014	2/12/14	17/02/2014	Clanmil Housing Association 3 Waring Street Belfast BT1 2DX	Mark Ingham Chartered Surveyor 26 Hatton Drive Belfast BT6 9BD

**Planning Applications deemed valid
For the Period:-2/11/2014 1 to 2/17/2014 1**

Count : 32

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0195/A	Commercial premises sign	Unit 1 & 2 Coastal Warehouse 83 Dargan Road Belfast BT3 9JU	Advertisem ent	14/02/2014	2/14/14	17/02/2014	Amari Plastics PLC c/o Agent	Ideal Facilities Management 26-30 City Business Park Dunmurry BT17 9GX

**Planning Applications deemed valid
For the Period:-2/18/2014 1 to 2/24/2014 1**

Count : 34

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0151/A	Two banners and vertical sign	418 Newtownards Road Belfast BT4 1HH	Advertisement	07/02/2014	2/7/14	18/02/2014	Adam Bartel 70 Willowfield Drive Belfast BT6 8HN	
Z/2014/0155/F	Proposed change of use of contractors office and store to fabric retail showroom and ancillary accommodation including entrance porch extension and infill enclosure to courtyard with minor fenestration and internal works.	62-68 Skegoneill Avenue Belfast BT15 3JQ	Full	06/02/2014	2/6/14	19/02/2014	Galway Brothers LTD	Michael Martin 16 Dromona Road Cullybackey Ballymena BT42 1NT
Z/2014/0173/F	Change of use from bank to restaurant with take away facility	Site adjacent to 7 Queens Road Belfast (opposite 2 Queen's Road Belfast) BT3 9DT	Full	11/02/2014	2/11/14	20/02/2014	Titanic Quarter Ltd Titanic House 2 Queens Road Belfast BT3 9DT	McGonigle McGrath 474a Ravenhill Road Belfast BT6 0BW

**Planning Applications deemed valid
For the Period:-2/18/2014 1 to 2/24/2014 1**

Count : 34

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0174/F	Retention of car park, accomodating 56 no car spaces	31 Heron Avenue (adjacent to 9 Heron Avenue) Belfast BT3 9LF	Full	10/02/2014	2/10/14	19/02/2014	Datura Enterprises 4th Floor 143 Royal Avenue Belfast BT1 1Fh	Lyons Architects 24 Derryvolgie Avenue Belfast BT9 6FN
Z/2014/0187/A	Shop sign. Projected cube with lighting	58 Lisburn Road Belfast BT9 6AF	Advertisem ent	12/02/2014	2/12/14	18/02/2014	Mrs Pip Jaffa 58 Lisburn Road Belfast BT9 6AF	Mr Jonny Jaffa 58 Lisburn Road Belfast BT9 6AF
Z/2014/0199/F	Non-compliance with condition 3 of planning permission Z/2013/0271/F to allow operation until 22:00hrs	5A Lockview Road Belfast BT9 5FH	Full	13/02/2014	2/13/14	20/02/2014	Mr Curt Wigham 5A Lockview Road Belfast BT9 5FH	
Z/2014/0200/F	ADDITIONAL WEC CODES TO EXISTING APPROVAL Z/2012/0255/F	76-84 Duncrue Street Belfast BT3 9AR	Full	17/02/2014	2/17/14	20/02/2014	Mckenzie's NI Ltd 78-84 Duncrue Street Belfast BT3 9AR	da architects ltd Unit 1 10 Redlands Crescent Port of Larne Business Park Larne BT40 1FF

**Planning Applications deemed valid
For the Period:-2/18/2014 1 to 2/24/2014 1**

Count : 34

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0201/F	Change of use of ground floor classification from A1 to A2 and first floor from A1 to B1. New tenant will provide Information & Advice Centre on ground floor and offices on first floor.	Ground & First floors 51-53 Fountain Street Town Parks Belfast BT1 5EB	Full	13/02/2014	2/13/14	19/02/2014	The Royal British Legion Haig House 199 Borough High Street London SE1 1AA	CBRE NI Ltd Imperial House Donegall Square East Belfast BT1 5HD
Z/2014/0202/F	Restoration, conversion and extension of original building to form 14 apartments and construction of 13 dwelling houses, car parking, landscaping and ancillary development (27 residential units in total) with access from Alfred Street. The proposal also involves demolition of the modern extension to 89 Durham Street.	89 Durham Street Belfast BT12 4GB	Full	14/02/2014	2/14/14	18/02/2014	Clanmill Developments Ltd c/o Agent	Turley Associates Hamilton House 3 Joy Street Belfast BT2 8LE

**Planning Applications deemed valid
For the Period:-2/18/2014 1 to 2/24/2014 1**

Count : 34

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0203/F	New electric entrance gates, including front boundary wall and railings	27 Windsor Park Malone Lower Belfast BT9 6FR	Full	11/02/2014	2/11/14	21/02/2014	Rosnew 27 Windsor Park Belfast BT9 6FR	Dynan Architecture 147 Sandown Road Belfast BT5 6GX
Z/2014/0204/F	Change of use from light industrial to offices, meeting rooms, training facilities and also to include erection of storage units.	Unit 5 Harbour View Heron Road Site 23 Sydenham Business Park	Full	13/02/2014	2/13/14	20/02/2014	Ulster Wildlife Foundation 3 New Line Crossgar BT30 9ED	ARD Architects 2 Hannahstown Hill Belfast BT17 0LT
Z/2014/0205/F	Change of use from building society A2 to retail A1 with shopfront and internal alterations.	5-9 Arthur Street Belfast BT1 4GA	Full	13/02/2014	2/13/14	19/02/2014	Kirsty Gordon Joules Ltd 19 The Point Market Harborough LE16 7QU	Vicky Morse Unit B Bassingbourne Gashouse 70 High Street Bassingbourne Royston SG8 5LF
Z/2014/0206/LDP	Rear extension to utility room to provide rear hall	10 Taunton Avenue Belfast BT15 4AD	LD Certificate Proposed	17/02/2014	2/17/14	21/02/2014	Terry Bayles 10 Taunton Avenue Belfast BT15 4AD	Park Design Associates Parkmore Heights Ballymena BT43 5DB

**Planning Applications deemed valid
For the Period:-2/18/2014 1 to 2/24/2014 1**

Count : 34

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0207/F	2 Storey side/rear extension. New outbuilding	36 Wandsworth Road Belfast	Full	17/02/2014	2/17/14	20/02/2014	Philip Hunter 36 Wandsworth Road Belfast	Reality Architects 16 Demesne Park Holywood BT189NE
Z/2014/0208/F	Proposed new 2 storey dwelling to the rear of 26 Marlborough Park South, Belfast	Garden to the rear of 26 Marlborough Park South Lisburn Road Belfast BT9	Full	17/02/2014	2/17/14	20/02/2014	Gerard Stow c/o agent	Peter J Morgan 17 Glengoland Crescent Dunmurry BT17 0JG
Z/2014/0209/F	Erection of modular building and associated site works (daycare facility)	2 Glen Road Heights Belfast BT11 8RB	Full	17/02/2014	2/17/14	20/02/2014	Teach Mhamo 8 Mulroy Park Belfast 0BT11 9HY	MMAS Architects Floor 2 Conway Mill 5-7 Conwat Street Belfast BT13 2DE
Z/2014/0211/F	Single storey extension to dwelling	6 Innisfayle Park Belfast BT15	Full	18/02/2014	2/18/14	20/02/2014	Stewart 6 Innisfayle Park Belfast BT15	Toney mcCoe 3 Thirlmere Gardens Belfast BT15 5EF
Z/2014/0212/F	Single storey kitchen extension and alterations to the ground floor return	28 Sydenham Avenue Belfast BT4 2DR	Full	18/02/2014	2/18/14	20/02/2014	Harriet Ennis 28 Sydenham Avenue Belfast BT4 2DR	ARTA The Garden Studio 76 Lansdowne Road Belfast

**Planning Applications deemed valid
For the Period:-2/18/2014 1 to 2/24/2014 1**

Count : 34

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0213/F	Single storey side extension	2 Rinnalea Way Belfast BT11	Full	18/02/2014	2/18/14	20/02/2014	Dagmar Walgraeve 2 Rinnalea Way Belfast BT11	Kevin Fennell Design 2a Dorchester Park Belfast BT9 6RH
Z/2014/0214/A	Installation of external sign	19/21 Cornmarket Belfast BT1 4DB	Advertisement	18/02/2014	2/18/14	20/02/2014	Leeds Building Society 105 Albion Street Leeds LS1 5AS	Butterfield Signs 74 Sunbridge Road Bradford BD1 2RZ
Z/2014/0215/F	Erection of single storey extension to rear of dwelling.	32 Clara Street Belfast BT6 5GB	Full	18/02/2014	2/18/14	20/02/2014	NIHE 11-16 Hill Street Belfast BT1 2LA	NIHE PS Design 11-16 Hill Street Belfast BT1 2LA
Z/2014/0217/F	Erection of 9no apartments, landscaping and ancillary development	156-160 Ravenhill Road Belfast BT6 8EE	Full	18/02/2014	2/18/14	20/02/2014	Helm Housing Association c/ o agent	Turley associates Hamilton House 3 Joy Street Belfast BT2 8LE
Z/2014/0218/F	Replace existing flat roof to the rear with pitched roof creating additional room.	188 Albertbridge Road Belfast BT5 4GU	Full	18/02/2014	2/18/14	20/02/2014	Mountpottinger Methodist Church 188 Albertbridge Road Belfast BT5 4GU	A and E Construction Services Ltd 92 Ardenlee Avenue Belfast BT6 0AD

**Planning Applications deemed valid
For the Period:-2/18/2014 1 to 2/24/2014 1**

Count : 34

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0219/F	Small extension to rear of school building to upgrade toilet facilities and make up a shortfall in current accommodation. No changes to current staff/pupil numbers. Access/parking to stay as per existing	425 Springfield Road Belfast BT127DJ	Full	17/02/2014	2/17/14	20/02/2014	Belfast Education and Library Board 40 Academy Street Belfast BT1 2NQ	Todd Architects + Planners 2nd Floor Titanic House Queens Road Belfast BT3 9DT
Z/2014/0220/F	Proposed demolition of existing garage and construction of new single storey extension to side of dwelling	65 Airfield Heights Belfast BT11 8QU	Full	19/02/2014	2/19/14	20/02/2014	Mrs Nuala Devlin 65 Airfield Heights Belfast BT11 8QU	Architectural Design Partnership 12a Hibernia Street Holywood BT18 9JE
Z/2014/0221/F	Change of use of dwelling house in multiple occupancy to 3 No. self contained apartments to include internal alterations 2no. 2 bedrooms, 1no 1 bedroom	28 Cromwell Road Belfast BT7 1JW	Full	18/02/2014	2/18/14	20/02/2014	James Curran 73 Kilmore Road Crossgar BT30 9HJ	Rush & Company Limited 7 Upper Malone Road Belfast BT9 6TD
Z/2014/0222/F	Construction of store room	St Oliver Plunket Primary Street Glen Road Belfast	Full	19/02/2014	2/19/14	24/02/2014	Belfast Education and Library Board 40 Academy Street Belfast BT1 2NQ	Michael McCollam 40 Academy Street Belfast BT1 2NQ

**Planning Applications deemed valid
For the Period:-2/18/2014 1 to 2/24/2014 1**

Count : 34

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0223/F	Retrospective change of use from vacant site to car washing facility to include new storage container and proposed prefabricated profiled metal roof structure.	Adjacent to Unit 1 Lesley Retail Park Boucher Road Belfast BT12 6HH	Full	18/02/2014	2/18/14	24/02/2014	N Liberante o agent c/	Gregory Architects 4 Crescent Gardens Belfast BT7 1NS
Z/2014/0224/F	Erection of two storey extension to rear.	82 Harberton Park Malone Road Belfast	Full	20/02/2014	2/20/14	24/02/2014	Sean Healy o agent c/	Peter J Morgan 17 Glengoland Crescent Dunmurry BT17 0JG
Z/2014/0225/F	Proposed change of use from existing Off Licence premises to Fast Food takeaway and extraction flue.	73 Glen Road Belfast BT11 8BD	Full	20/02/2014	2/20/14	24/02/2014	Daryl Wong 72 Sharman Road Belfast BT9 5FX	
Z/2014/0227/F	Proposed change of use from Class A1 retail to restaurant/cafe including alterations to elevations	Unit 6 Connswater Retail Park Belfast BT5 5DL	Full	20/02/2014	2/20/14	24/02/2014	Killultagh Estates Ltd o agent c/	TSA Planning Ltd 29 Linenhall Street Belfast BT2 8AB

Planning Applications deemed valid For the Period:-2/18/2014 1 to 2/24/2014 1

Count : 34

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0228/F	Demolition of existing buildings and redevelopment for an unattended 24 hour operating filling station (incorporating new canopy, 4 fuel dispensers, new underground fuel tanks, upgraded associated site works and site boundaries)	197-207 Castlereagh Road BT5 5FH	Full	20/02/2014	2/20/14	24/02/2014	Lissan Coal Company 16 Churchtown Road Lissan Cookstown BT80 9XD	Taggart Design 133a Coolreaghs Road Cookstown BT80 9QB
Z/2014/0229/F	Amendment to previously approved application (Z/2012/1014/f) - retrospective	603 Ormeau Road Galwally Belfast BT7 3JB	Full	21/02/2014	2/21/14	24/02/2014	Neil Smyth 603 Ormeau Road Belfast BT7 3JB	Kennedy Design Chartered Surveyors 65 Rocks Chapel Road Crossgar BT30 9HN
Z/2014/0231/F	Proposed rear and side single storey extension to dwelling.	74 Priory Park Belfast BT10 0AG	Full	21/02/2014	2/21/14	24/02/2014	Aoife Byrne 74 Priory Park Belfast BT10 0AG	McNally Morris Architects 15 Edentrillick Road Hillisborough BT26 6PG

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Appeal Decisions Notified

Date From: 1/24/2014 12:00:00 AM and Date To: 2/27/2014 12:00:00 AM

COUNCIL **Belfast**

ITEM NO	1		
Planning Ref:	Z/2012/1034/F	PAC Ref:	2013/A0102
RESULT OF APPEAL	Appeal Upheld	Appeal Decision Date	06/02/2014
APPLICANT	University Of Ulster		
LOCATION	Land At Existing DRD Surface Car Park At Frederick Street Belfast		
PROPOSAL	RT1 2I W Mixed use regeneration scheme comprising 487 no. space multi storey car park, 707 square metre retail unit, landscaping and development of loading bay and signalised pedestrian crossing on Frederick Street. (Further Environmental Information received)		

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Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/13/2014 ' To: 2/26/2014 1

Belfast LGD

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0970/LBC	Relocation of boundary wall to facilitate widening of footway / carriageway.	St Comgall's Primary School Divis Street Belfast Co Antrim	2/17/14	DRD Transport Projects Division Clarence Court 10-18 Adelaide Street Belfast BT2 8GD	Amey Rushmere House 46 Cadogan Park Belfast BT9 6HU
Z/2013/1030/F	Boundary wall and railings/gates to be relocated approximately 1m into the site to facilitate widening of the adjacent footway/ carriageway as part of the Belfast Rapid Transit scheme	St. Comgall's Primary School Divis Street Belfast BT12 4AQ	2/17/14	DRD Transport Projects Division Clarence Court 10-18 Adelaide Street Belfast BT2 8GB	Amey Rushmere House 46 Cadogan Park Belfast BT9 6HH
Z/2013/1288/F	Regrade levels at footpath to provide level access to office. Install new security wall, gates, barriers and guard hut. Install new disabled ramp at rear of office.	65 Knock Road Belfast BT5 6LE	2/17/14	Estate Services Business Unit Knock Road Ballycoughan Belfast BT5 6LA	Amey Built Environment 61 Fountain Street Belfast BT1 5EX
Z/2012/1029/F	Relocation of vehicular access, new turning circle, extension to existing car park area and new boundary fence.	St Aidans C B Primary School Whiterock Road Belfast BT12 7FW	2/20/14	Trustees Of St Aidan's Primary Whiterock Road Belfast	Central Procurement Directorate Clare House 303 Airport Road West Belfast BT3 9ED



Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/13/2014 ' To: 2/26/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1468/F	Erection of one storey extension to side and back of dwelling.	41 Marina Park Belfast BT5 6BA	2/20/14	Coralie Gibson 41 Marina Park Belfast BT5 6BA	Sarah Macauley 96 Orby Drive Belfast BT5 6AG
Z/2013/0065/F	Internal refurbishment of existing building with extension to retail at ground and first floor, extension at 2nd, 3rd, 4th and 5th floors to office use and replacement of front facade.	23 Fountain Street Belfast BT1 5ES	2/21/14	Deramore Holdings LTD Montgomery House 29-33 Montgomery Street Third Floor Belfast BT1 4NX	Milligan Reside Larkin 56 Armagh Road Newry Co Down BT35 6DN
Z/2013/0341/F	Change of use of house types from those previously approved- namely sites 27, 28, 29 and 30 to be changed to semi-detached House Type 'A' and site 32 to be changed to detached House Type 'H'	'Wolfhill Manor' Mill Avenue Ligonell Belfast BT14 8EL	2/21/14	Red Branch Land Limited o agent	Brian T Lavelle 27 Lurgan Road Silverbridge Newry BT35 9NE
Z/2013/0846/F	Change of use of ground and first floor from ecclesiastical use to cafe/restaurant use	4 Curtis Street Belfast BT1 2ND	2/21/14	The Uprichards Special Fund 103a Comber Road Killinchy BT23 6PF	David Mills Architect 109 Carryduff Road Lisburn BT27 6YL



Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/13/2014 ' To: 2/26/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0880/F	Replace detached garage and provide single storey rear extension to kitchen/sunroom.	23 Knockdene Park North Belfast BT5 7AA	2/21/14	Darren Hamilton c/o 8 Drumleery Culmore Road Derry BT48 8GQ	
Z/2013/1379/F	Erection of 2no three storey townhouses and associated site works	6 Ardenlee Street Belfast BT6 0AH	2/21/14	Robin Herron	Premier Building Design 1st Floor Unit 3 Wallace Studios 27 Wallace Avenue Lisburn BT27 4AE
Z/2013/1406/F	First floor rear extension	58 Kingsdale Park Belfast BT05 7BZ	2/21/14	Leahanne Hagan 58 Kingsdale Park Belfast BT5 7BZ	Reality Architects 16 Demesne Park Holywood BT18 9NE
Z/2013/1457/F	Alteration and extension to existing dwelling to include removal of existing side extension and replace with new two storey extension and single storey link to existing coachhouse and alterations to coachhouse including dormers	98 Sydenham Avenue Belfast BT4 2DT	2/21/14	Andrew & Catherine Campbell c/o agent	Warwick Stewart Architects 892 Antrim Road Templepatrick BT39 0AH
Z/2013/1463/F	Retrospective application for changes to window openings originally approved under application number Z/2008/0860/f	27 Beechwood Street Belfast BT5 5BQ	2/21/14	J Watton 63 Bryansglen Park Bangor BT20 3RS	Magill Contracts 96 Circular Road Belfast BT4 2GE

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/13/2014 ' To: 2/26/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1469/F	Sunroom extension to rear of property	49 Ormonde Park Belfast BT10 0LT	2/21/14	Gilligan 49 Ormonde Park Belfast BT10 0LT	Knox and Clayton 2a Wallace Avenue Lisburn BT27 4AA
Z/2013/1479/F	Erection of single storey rear and side extension & roofspace conversion with 2 side elevation fire escape windows	48 Mayfield Square Belfast BT10 0QR	2/21/14	Lee McName 48 Mayfield Square Belfast BT1 0QR	ABS Services NI 22 Backadery Road Leitrim Castlewellan BT31 9SL
Z/2013/1515/F	Proposed single storey extension to rear of dwelling	66 Lansdowne Road Belfast BT15 4AA	2/21/14	Carolyn Brennan 66 Lansdowne Road Belfast BT15 4AA	Architectural Design Partnership 12a Hibernia Street Holywood BT18 9JE
Z/2013/1335/F	Single storey extension to form a foyer and reception at the front of the school to provide enhanced security, including associated hard landscaping and minor adjustments to the existing school building	Holy Cross Girls Primary School Ardoyne Road Belfast BT14 7HZ	2/24/14	Holy Cross Girls Primary School Ardoyne Road Belfast BT14 7HZ	BELB Capital Development Unit 40 Academy Street Belfast BT1 2NQ
Z/2013/1047/F	New pedestrian and vehicle access to Knock Eden Grove and creation of a new driveway.	8 Knock Eden Grove Belfast BT6 0GH	2/25/14	Susan Vance 8 Knock Eden Grove BT6 0GH	James McKernan 31 Beechill Road Belfast BT8 7PT



Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/13/2014 ' To: 2/26/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1083/A	Shop sign	276 Upper Newtownards Road Ballyhackamore BT4 3EU	2/25/14	Primesight Ltd	Primesight Limited The MET Building 4th Floor 22 Percy Street London W1T 2BU
Z/2013/1312/F	Proposed two storey rear extension and internal alterations	37 Donegall Avenue Belfast BT12 6LS	2/25/14	Raymond McMaster Unit 7 81 Dromore Road Ballynahinch BT24 8HS	Barry Fletcher Architects Unit 11 The Lodge 1 Dublin Road Castlewellan BT31 9AQ
Z/2013/1313/F	New 10M long section of walling and fencing	42 Hillside Drive Stranmillis Belfast BT9 5EJ	2/25/14	Michael Gorman 42 Hillside Drive Stranmillis Belfast BT9 5EJ	ARTA The Garden Room 76 Lansdowne Road Belfast BT15 4AA
Z/2013/1413/A	Fascia and projecting sign	Shaftesbury House 1 Donegall Road Belfast BT12 5JU	2/25/14	Oasis RS LTD Oasis House Mallusk Enterprise Park Newtownabbey BT36 4HX	IDA 533 Antrim Road Belfast BT15 3BS
Z/2014/0042/F	Proposed side rear extension to contain a bedroom, shower room and lobby with associated internal works	77 Orchardville Gardens Belfast BT10 0JU	2/26/14	Mr & Mrs McIvor 77 Orchardville Gardens Belfast BT10 0JU	BGA Architects 50 Regent Street Newtownards BT23 4LP

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Council Deferred items still under consideration Area :- Belfast

1

Application Ref Z/2008/0824/F

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

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

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

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

2

Application Ref Z/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.



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

3

Application Ref Z/2012/0861/F

Applicant Brian Kennedy 19 Myrtlefield Park **Agent** Dynan Architecture 147 Sandown Road
Belfast BT9 6NE Belfast BT5 6GX

Location 19 Myrtlefield Park
Belfast BT9 6NE

Proposal Conversion and extension of existing detached dwelling house into 4 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.

4

Application Ref Z/2012/1162/F

Applicant Dr and Ms Manning and Burns 35 **Agent** Consarc Design Group The Gas Office
Bridgefield Avenue 4 Cromac Quay
Wilmslow Ormeau Road
Cheshire Belfast
SK9 2JS 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**

5

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.

6

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**

7

Application Ref Z/2013/0261/F

Applicant MJ McBride Construction Ltd c/o agent **Agent** Pragma Planning Scottish Provident Building
7 Donegall Square West
Belfast
BT1 6JH

Location Lands at the junction of the service road into former Visteon factory and Finaghy Road North opposite Castlewood Manor and Woodland Grange
Belfast
BT11

Proposal Erection of 9 apartments

8

Application Ref Z/2013/0912/F

Applicant Hagan Homes Ltd c/o agent **Agent** AMD Architectural Design 8 Canvy Manor
Drumnacavy
Portadown
BT63 5LP

Location 462-466 Shore Road
Belfast
BT15 4HD

Proposal Conversion of existing first floor premises to 3no. apartments

- 1 The proposal is contrary to Planning Policy Statement 1: 'General Principles' in that if approved it would not provide a suitable living environment as potential residents would be adversely affected by noise, vibrations and odours from existing commercial activity at ground floor level.
- 2 The proposal is contrary to Policy QD 1, Quality in New Residential Development, of Planning Policy Statement 7 (PPS 7) 'Quality Residential Environments' in that the applicant has failed to demonstrate that the proposal will not create conflict with adjacent land uses and no provision has been made for private open space.

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

9

Application Ref Z/2013/0972/F

Applicant Una Somerville-Todd Architects and Planners 2nd Floor Titanic House
6 Queen's Road
Belfast
BT3 9DT

Agent

Location 2 8 10 12 14 Piney Hills and 166 Malone Road Belfast BT9 5NR

Proposal Erection of 6 apartments, 5 detached dwellings and residential nursing care home and associated car parking/landscaping and ancillary works. (amended site address)

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments in that in that it would if permitted result in overdevelopment of the site and would cause unacceptable damage to the character and environmental quality and residential amenity of the area through inappropriate scale, form, massing, layout and would result in overlooking and dominance to neighbouring residents.
- 2 The proposal is contrary to LC1 of the Department's 2nd Addendum to Planning Policy Statement 7: Safeguarding the character of established residential areas in that it would, if permitted, result in development which is significantly higher than that found in the locality.
- 3 The proposal is contrary to the Department's Planning Policy Statement 2: Natural Heritage, in that it fails to respect the topography, and landscape features of the site and would, if permitted, harm the health and condition of significant trees which are subject to a Tree Preservation Order due to its inappropriate siting, layout, and ground remodelling works required to facilitate the proposed development.

10

Application Ref Z/2013/0991/A

Applicant CBS Outdoor Ltd 6 Murray Street
Belfast
BT1 6DN

Agent BGA Architects Ltd 50 Regent Street
Newtownards
BT23 4LP

Location Adjacent to car park at junction of Ormeau Street and Ormeau Road
Belfast
BT7 1DY

Proposal 1No. 48 sheet advertising hoarding

- 1 The proposed signage is contrary to Policy AD1 of Planning Policy Statement 17 in that, if permitted, would have an adverse impact on the amenity of the area by virtue of visual clutter created by a proliferation of existing and proposed hoardings along this section of the Ormeau Road.

11

Application Ref Z/2013/1019/A

Applicant CBS Outdoor Ltd 6 Murray Street
Belfast
BT1 6DN

Agent BGA Architects Ltd 50 Regent Street
Newtownards
BT23 4LP

Location 55 Ormeau Road
Belfast
BT7 1DY

Proposal 2no 96 sheet advertising hoardings

- 1 The proposed signage is contrary to Policy AD1 of Planning Policy Statement 17 in that, if permitted, would have an adverse impact on the amenity of the area by virtue of visual clutter created by a proliferation of existing and proposed hoardings along this section of the Ormeau Road.



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

12

Application Ref Z/2013/1214/F

Applicant Fiona Loughrey C/o agent **Agent** McGarry Moon Architects Ltd 9
Fallahogey Road
Kilrea
BT51 5ST

Location 50 Malone Park
Belfast

Proposal Renovations and extensions to include demolition of existing rear return and garage, erection of two storey rear return and basement and erection of two storey detached garage with ancillary living accommodation above, associated site works

- 1 The proposal is contrary to Policy BH12 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' and the Malone Park Conservation Area Document, in that it would, if permitted, harm the character of the Malone Park Conservation Area through it's inappropriate scale, massing, form, layout, design and finishes.
- 2 The proposal is contrary to Policy EXT 1 of Planning Policy Statement 7 (Addendum) 'Residential Extensions and Alterations', in that it would, if permitted, harm the amenity of the adjoining residential properties by reason of overlooking, overshadowing and dominance.

13

Application Ref Z/2013/1222/F

Applicant Hazeldene Enterprises LTd c/o agent **Agent** Ian H Foster 28 Station Road
Bangor
BT19 1HD

Location 25-41 Botanic Avenue
Belfast
BT7 1JG

Proposal Change of use (second floor only) to amusement arcade (amended description)



Council Deferred items still under consideration Area :- Belfast

14

Application Ref Z/2013/1252/F

Applicant B Knox c/o agent

Agent Robert Bleakley Architects Ltd 76
Main Street
Moirá
BT67 0LQ

Location 278 Belmont Road
Belfast
BT4 2HB

Proposal Demolition of existing garage and construction of dwelling

- 1 The proposal is contrary to Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments', Policy LC1 of the Addendum to Planning Policy Statement 7 'Safeguarding the Character of Established Residential Areas and DCAN 8, in that it would, if permitted, harm the character of the area through inappropriate layout, design and scale resulting in detrimental backland development which would set a precedent for similar proposals.
- 2 The proposal is contrary to Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments', Policy LC1 of the Addendum to Planning Policy Statement 7 'Safeguarding the Character of Established Residential Areas and DCAN 8, in that it would, if permitted, cause unacceptable damage to the residential amenity of both existing and prospective residents through unacceptable overlooking, overshadowing, dominance and a lack of private amenity space.
- 3 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 7, in that it would, if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking and turning of vehicles which would be attracted to the site.
- 4 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since the width of the existing access renders it unacceptable for intensification of use and is not in accordance with the standards contained in the Department's Development Control Advice Note 15.

15

Application Ref Z/2013/1309/F

Applicant Windsor Lawn Tennis Club c/o
agent

Agent TODD Architects and Planners 2nd
Floor Titanic House
6 Queens Road
Belfast
BT3 9DT

Location Windsor Lawn Tennis Club
37 Windsor Avenue
Belfast
BT9 6EJ

Proposal Retrospective planning application for a storage container to facilitate the storage of tennis dome and associated equipment when not in use.

- 1 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies within the Malone Conservation Area and the development would, if permitted, detract from its character and appearance by reason of its scale, form and materials which are not in sympathy with the characteristic built form of the area and do not conform with the guidance as set out in the Malone Conservation Area document.



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

16

Application Ref	Z/2013/1392/F	
Applicant	Raymond Watters 16 Salisbury Gardens Belfast BT15 5EL	Agent
Location	9 Thomas Street Belfast BT15 1FF	
Proposal	Change of use from dwelling to house in multiple occupation (HMO)	



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

Council Belfast

Date 3/6/14

ITEM NO	D1			
APPLIC NO	Z/2012/1283/F	Full	DATE VALID	11/13/12
DOE OPINION	REFUSAL			
APPLICANT	Mary E Patterson 60 Quarry Road Belfast BT4 2NQ		AGENT	The Boyd Partnership LLP 1 River's Edge 13 Ravenhill Road Belfast BT6 8DN 028 90461414
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.			
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 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.



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

ITEM NO	D2			
APPLIC NO	Z/2013/0146/F	Full	DATE VALID	2/8/13
DOE OPINION	APPROVAL			
APPLICANT	Wayne Atchinson 37 Stormont Park Belfast BT4 3GW		AGENT	Like Architects 34 Bedford Street Belfast BT2 7FF 028 9027 8000
LOCATION	37 Stormont Park Belfast BT4 3GW			
PROPOSAL	Demolition of existing garage and construction of new garage with study above.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	15	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	D3			
APPLIC NO	Z/2013/0796/F	Full	DATE VALID	7/17/13
DOE OPINION	APPROVAL			
APPLICANT	Steven and Louise Lowery 16 Malone Court Belfast BT9 6PA		AGENT	Karl Ruddle 65 Hilltown Road Bryansford Newcastle BT33 0QA 07866437417
LOCATION	16 Malone Court Belfast BT9 6PA			
PROPOSAL	2 storey extension to rear of existing dwelling, single storey extension to existing detached garage, pitched roof to replace existing flat roofed porch (Amended Plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	6	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	D4			
APPLIC NO	Z/2013/1048/F	Full	DATE VALID	9/17/13
DOE OPINION	REFUSAL			
APPLICANT	Assembly Coffee LTD		AGENT	Donaldson Planning 50a High Street Holywood Co Down BT18 9AE 02890423320
LOCATION	33 Massey Avenue Belfast BT4 2JT			
PROPOSAL	Non-compliance with planning conditions 2 (the development shall operate between 08:00 and 22:00 hrs Monday to Saturday) and 3 (No frying of food shall take place in the development hereby approved) of Z/2011/0481/F			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	11	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The non-compliance with conditions 2 and 3 of planning approval Z/2011/0481/F is contrary to Planning Policy Statement 1: General Principles in that it would, if permitted, result in demonstrable harm to the amenity of nearby residents through noise nuisance and the potential for unacceptable odour.



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

ITEM NO	D5			
APPLIC NO	Z/2013/1177/O	Outline	DATE VALID	10/10/13
DOE OPINION	REFUSAL			
APPLICANT	D Anderson c/o agent		AGENT	GH Fekkes Architect 4 The Whins Larne BT40 2DS 02828267568
LOCATION	2 and 4 Foxglove Street Belfast			
PROPOSAL	Proposed housing development to comprise of 3 no apartments with garages storage and in curtilage turning facilities			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments in that in that it would, if permitted, harm the character of the area and result in overdevelopment of the site and would cause unacceptable damage to the residential amenity of proposed residents through lack of private amenity space and inappropriate layout.
- 2 The application is contrary to Planning Policy Statement 3 AMP7 in that the applicant has failed to indicate a satisfactory arrangement for the parking and manoeuvring of vehicles.

Schedule of Applications

Criteria for Office Meetings

As agreed at the Town Planning Committee of 7 November 2013:

To provide a reason or reasons, based on the criteria set out below, when requesting a deferral of a planning application to enable an office meeting to be held:

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.

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

Council Belfast

Date 3/6/14

ITEM NO	1			
APPLIC NO	Z/2013/0042/LBC	Listed Building	DATE VALID	1/14/13
DOE OPINION	REFUSAL			
APPLICANT	SP Properties	AGENT	BTW Shiells Clarence House 4/10 May Street Belfast BT1 4NJ 028 9032 7954	
LOCATION	Scottish Provident Building 7 Donegall Square West Belfast Co Antrim BT16JH			
PROPOSAL	Refurbishment of side entrance to include alteration of doors, installation of doors and restoration of tiles.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The Applicant has failed to supply sufficient information, as required under Article 7 (4) of the Planning (General Development) Order (NI) 1993 (as amended) to enable the Department to fully determine this application.



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

ITEM NO	2			
APPLIC NO	Z/2013/0265/F	Full	DATE VALID	2/28/13
DOE OPINION	APPROVAL			
APPLICANT	Tesco Stores Limited Cirrus House Shire Park Welwyn Garden City AL7 1AB		AGENT	Edgeplan Limited Forsyth House Cromac Square Belfast BT2 8LA 0161 228 2226
LOCATION	Former Ormeau Bakery 307-341 (Units 3-6 (inclusive)) Ormeau Road Belfast			
PROPOSAL	New shopfronts and entrance, an ATM machine, ventilation louvres and associated works.(Amended Plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
ITEM NO	3			
APPLIC NO	Z/2013/0515/F	Full	DATE VALID	5/8/13
DOE OPINION	APPROVAL			
APPLICANT	Chroma Lighting 213-215 Donegall Avenue Belfast		AGENT	Brill Design 10 Eglish Road Annaghmore Portadown 07793 404 092
LOCATION	To the rear of 213-215 Donegall Avenue Belfast			
PROPOSAL	Conversion of ISO shipping containers into 6no. small office units and associated site works (plumbing and electrical services as well as toilets, lift and decking area) Amended description.			
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	4			
APPLIC NO	Z/2013/0615/F	Full	DATE VALID	6/4/13
DOE OPINION	APPROVAL			
APPLICANT	Apex Housing		AGENT	Knox Clayton Architects 2a Wallace Avenue Lisburn BT27 4AA 028 9267 4312
LOCATION	PSNI Station 16 North Queen Street Belfast BT15 1ER			
PROPOSAL	Demolition of existing buildings and development of 26 no 2 storey dwellings and associated car parking and site works			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	5			
APPLIC NO	Z/2013/0658/F	Full	DATE VALID	6/14/13
DOE OPINION	APPROVAL			
APPLICANT	Floral Park Ltd c/o agent		AGENT	TSA Planning 29 Linenhall Street Belfast BT2 8AB 02890 434333
LOCATION	Lands between Floral Park and Antrim Road Newtownabbey and north west and adjacent to no 83 Antrim Road BT36			
PROPOSAL	Erection of 9no dwellings (8 no semi-detached and 1 no detached) and associated car parking, site, access and landscaping (Additional plans)			
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	6			
APPLIC NO	Z/2013/0726/F	Full	DATE VALID	6/27/13
DOE OPINION	APPROVAL			
APPLICANT	Apex Housing association c/o agent		AGENT	McAdam Design 1c Montgomery House Castlereagh Business Park 478 Castlereagh Road Belfast BT5 6BQ 028 9040 2000
LOCATION	Lands adjacent to Kinnard Terrace Kinnard Street St James Mews St James Street Thorndale Avenue and Cranburn Street Belfast BT14 6BN			
PROPOSAL	Residential development comprising 19 three bedroom and 22 two bedroom dwellings, 6 duplex units, 13 apts, construction of new access road and associated site works (60 residential units in total)			
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	7			
APPLIC NO	Z/2013/0749/F	Full	DATE VALID	7/4/13
DOE OPINION	APPROVAL			
APPLICANT	Shane McCusker 608 Somerset Studios Marcus Ward Street Belfast BT7 1RP		AGENT	Shane McCusker
LOCATION	Land to rear of nos 26-30 Belmont Avenue Strandtown Belfast BT4 3DD			
PROPOSAL	Erection of 1 detached dwelling.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	8	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	8			
APPLIC NO	Z/2013/0944/F	Full	DATE VALID	8/16/13
DOE OPINION	REFUSAL			
APPLICANT	Henderson Property Group PO Box 49 Hightown Avenue Newtownabbey		AGENT	Clarman Ltd Lineside House Lineside Coalisland BT71 4LP 028 8774 7900
LOCATION	Lands at junction of Belmont Road and Pirrie Road and adjacent to 275 Belmont Road Belfast			
PROPOSAL	Proposed neighbourhood shop with petrol filling station facilities, ATM, forecourt canopy and carparking.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	236	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Addendum to PPS 6: Areas of Townscape Character in that the proposal, if permitted, will result in harm to Belmont ATC through inappropriate scale, layout and design.
- 2 The proposal is contrary to Planning Policy Statement 1: General Principles in that, if permitted, will result in demonstrable harm to the character of this established residential area.



DEPARTMENT OF ENVIRONMENT
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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	9			
APPLIC NO	Z/2013/0945/F	Full	DATE VALID	8/23/13
DOE OPINION	APPROVAL			
APPLICANT	Fold Housing Association		AGENT	Knox & Clayton Architects 2a Wallace Avenue Lisburn BT27 4AA 028 9267 4312
LOCATION	173-187 Ravenhill Avenue 2a Millar Street Belfast BT6 8LE			
PROPOSAL	Demolition of existing buildings and development of 23no. 2 storey terrace dwellings, 6 no. 2 1/2 storey semi detached dwellings and 57No. apartments (86 units) (8No. 1 beds, 48no. 2 beds, and 1 No. 3 bed) split over 3 No. 3 storey blocks and 1 No. 3/5 storey block and associated car parking and site works. (Amended Plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	10	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	10			
APPLIC NO	Z/2013/1013/F	Full	DATE VALID	9/11/13
DOE OPINION	REFUSAL			
APPLICANT	Mr & Mrs T McCrudden 553 Oldpark Road Belfast BT14 6QW		AGENT	CMI Planners Ltd Unit C5 80-82 Rainey Street Magherafelt BT45 5AJ 02879 632350
LOCATION	553 Oldpark Road Belfast			
PROPOSAL	Detached two-storey dwelling in rear garden.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	10	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposed development 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 over development of the site, creating undesirable living conditions for prospective residents due to insufficient amenity space, unacceptable siting, layout, design and outlook. The proposal, if permitted, would also be harmful to the living conditions of existing residents through dominance and loss of private amenity space. The proposed development would therefore fail to create a quality residential environment.

- 2 The proposal is contrary to Policy LC 1 of the Addendum to PPS 7: Safeguarding the Character of Established Residential Areas, in that it will significantly increase the density of dwellings on this site in comparison to that found in the established residential area, the pattern of development is out of keeping with the overall character and environmental quality of the established residential area and the proposal is of a substandard size and would, if permitted would result in unacceptable damage to the local character and environmental quality of this residential area.



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

ITEM NO	11			
APPLIC NO	Z/2013/1015/F	Full	DATE VALID	9/10/13
DOE OPINION	REFUSAL			
APPLICANT	June and Nancy Hodge and Leaney c/o agent		AGENT	J Aidan Kelly Ltd 50 Tullycullion Road Dungannon BT70 3LY 87767363
LOCATION	79 Malone Road Belfast			
PROPOSAL	Change of use from guest house to house in multiple occupation			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
1	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.			

ITEM NO	12			
APPLIC NO	Z/2013/1219/F	Full	DATE VALID	10/22/13
DOE OPINION	APPROVAL			
APPLICANT	John Weatherup 2 Lower Crescent Belfast BT7 1NR		AGENT	Bryson Architects Ltd Lynden Gate 50 Knockbreda Road Belfast BT6 0JB 028 9064 8111
LOCATION	28 Belmont Road Belfast BT4 2AN			
PROPOSAL	Change of use from retail unit to hot food unit including extract ventilation ductwork to rear			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	12	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/2013/1225/F	Full	DATE VALID	10/22/13
DOE OPINION	APPROVAL			
APPLICANT	Woodvale Cricket Club 21 Ballygomartin Road Belfast BT13 3BT		AGENT	ARD Ciaran Mackel Architects 2 Hannahstown Hill Belfast BT17 0LT 0289061 4555
LOCATION	21 Ballygomartin Road Belfast BT13 3DT			
PROPOSAL	Ball catch nets and equipment store and score board (Amended plans).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
ITEM NO	14			
APPLIC NO	Z/2013/1290/F	Full	DATE VALID	10/31/13
DOE OPINION	APPROVAL			
APPLICANT	MMM Developments Ltd 11 Bridge Street Belfast BT20 5AW		AGENT	OMNI Architects 11 Bridge Street Bangor BT20 5AW 028 9185 7373
LOCATION	Lands at 303-305 Belmont Road Belfast BT4 2NE			
PROPOSAL	Proposed demolition of 2no. existing detached dwellings and construction of new residential development of 7 no. detached dwellings, boundary wall/fence and ancillary works.			
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/2013/1450/F	Full	DATE VALID	12/12/13
DOE OPINION	APPROVAL			
APPLICANT	Hunterhouse College Upper Lisburn Road Belfast BT10 0LE		AGENT	Jayne McFaul Architect 14 Aberfoyle Gardens Belfast BT10 0DZ 028 9061 8125
LOCATION	Hunterhouse College Upper Lisburn Road Belfast BT10 0LE			
PROPOSAL	Retention of portacabin.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	4	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	16			
APPLIC NO	Z/2013/1513/F	Full	DATE VALID	12/20/13
DOE OPINION	APPROVAL			
APPLICANT	Galanta LTD		AGENT	Dimensions Chartered Architects 1 Montgomery House 478 Castlereagh Road Belfast BT5 6BQ 028 9070 5965
LOCATION	32c Upper Malone Road Belfast BT9 5NA			
PROPOSAL	Erection of 2 storey building for hot food bar and restaurant at ground floor with ancillary office and storage above-minor revisions to approval Z/2012/0008/F			
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/2013/1521/F	Full	DATE VALID	12/24/13
DOE OPINION	APPROVAL			
APPLICANT	McGovern 19 Ormiston Park Belfast BT4 3JT		AGENT	Arca Design 5 Highgate Manor Mallusk Newtownabbey BT36 4WG 07764758436
LOCATION	19 Ormiston Park Belfast BT4 3JT			
PROPOSAL	Proposed 1st floor side extension and single storey rear extension.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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