Public Document Pack

Democratic Services Section
Legal and Civic Services Department
Belfast City Council
City Hall
Belfast
BT1 5GS



11th October, 2022

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both in the Council Chamber and remotely, via Microsoft Teams on Tuesday, 18th October, 2022 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

1. Routine Matters

- (a) Apologies
- (b) Minutes
- (c) Declarations of Interest

2. **Extinguishments**

- (a) Alloa Street (Pages 1 4)
- (b) Corrib Avenue (Pages 5 8)
- 3. Request for additional meeting of the Planning Committee to support roll-in of new Planning Portal

4. Pre-emptive Committee Site Visit

(a) LA04/2022/1284/F Lands bounded by Library Street (to south); Stephen Street (to west); Little Donegall Street (to north); and Union Street (to east), Belfast BT1 2JE. Erection of Purpose Built Managed Student Accommodation (PBMSA) development comprising 862 units with additional use of accommodation by further or higher education institutions outside term time, communal facilities, internal amenity courtyard, cycle stores, active ground floor uses including cafe and retail, and associated bin stores and plant and public realm improvements to surrounding footpaths

5. Planning Decisions Issued (Pages 9 - 34)

6. Appeals

- (a) Appeals Notified and Decisions (Pages 35 36)
- (b) LA04/2022/0810/F Change of Use from Shop Unit to Hot Food Take Away.Unit 2 142 Stewartstown Road opposite junction of Stewartstown Road and Suffock Road, Belfast BT11 9NB. (Pages 37 - 58)

7. Planning Applications

(a) LA04/2022/0915/F AFBI building at Stormont. Development of new, replacement Animal Health Sciences Building with General Stores Building, Post-Mortem Suite and Carcass Incineration Facility, and associated works at 12 Stoney Road, Belfast. (Report to follow)

8. Miscellaneous Items

(a) Planning Publication Policy Update (Report to follow)

9. Restricted Items

- (a) LDP Update (Report to follow)
- (b) Renewal of Scheme of Delegation for Planning (Report to follow)
- (c) Update on Improvement of the Regional Planning System (Report to follow)
- (d) Update on the replacement Planning Portal (Report to follow)



Agenda Item 2a



REGIONAL SERVICES

Land and Regeneration
Place Shaping Team, South Region

Marlborough House Central Way Craigavon BT64 1AJ T 03448 920 900 W nihe.gov.uk P @nihecommunity

Belfast Planning Department The Cecil Ward Building 4-10 Linenhall Street, Belfast BT2 8BP BCC DEPARTMENT FOR PLACE AND ECONOMY RECEIVED

2 2 SEP 2022

BELFAST PLANNING SERVICE

Date: 13th of September 2022

Our Ref: Alloa Street Extinguishment

Dear Sirs,

Re: Extinguishment of Public Right of Way - Alloa Street

The Northern Ireland Housing Executive made an Order No 1 on 25th of August 2022 certain Public Rights of Way be extinguished. Approval for the extinguishment is presently being sought from the NIHE Sponsor Team (Housing Division), Department for Communities, Housing Investment Branch, 1-7 Bedford Street, Belfast, BT2 7EG. The press notice regarding the making of this order is enclosed together with a map showing the area affected and a copy of the order.

If you wish to make comments, could you please let me have them by 18th October 2022

I shall write to you again when the result of the submission is known.

Yours faithfully,

Aaron Maguire

Land and Regeneration Officer

Belfast Area

EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY FORM OF ENGROSSMENTS OF ORDER THE HOUSING (NORTHERN IRELAND) ORDER 1981

Whereas the Northern Ireland Housing Executive whose principal office is at 2 Adelaide Street, Belfast, BT2 8PB (hereinafter called "the Housing Executive") having acquired certain lands in connection with the Alloa Street, Belfast has by a resolution passed on 25th of August 2022 made an order (an "extinguishment order") to extinguish the public rights of way hereinafter referred to over the said lands shown marked on the map Alloa Street, Belfast Order No.1 2022 and sealed with the common seal of the Northern Ireland Housing Executive and deposited at the West Belfast Local Offices at the Public counter, The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB.

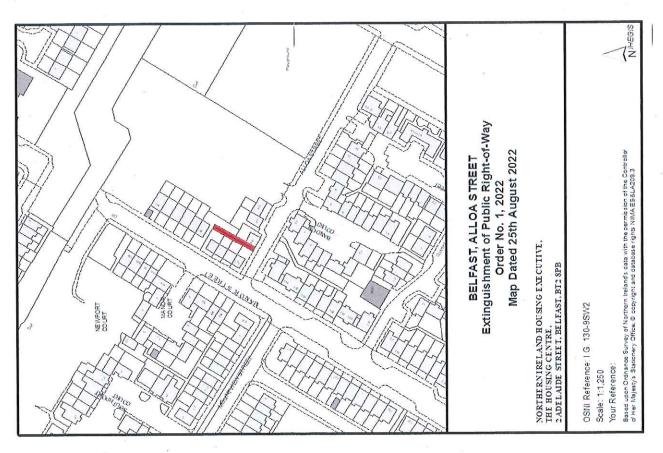
NOW THEREFORE the Housing Executive in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981 and all other powers so enabling HEREBY orders as follows:

- 1. This extinguishment order may be cited as the Alloa Street, Belfast Order No.1 2022.
- 2. The public rights of way described in the schedule and shown coloured red and outlined black on the said map shall cease and be extinguished as from the date of operation of the extinguishment order subject to the retention of all existing cables wires, mains pipes or other apparatus placed by an electricity undertaker along, across, over or under the lands herby transferred shall be retained. All existing rights of the electricity undertaker as to the use or maintenance of such cables, wires, mains, pipes or other apparatus shall be preserved.

SCHEDULE

Alloa Street Belfast- Extinguishment of Public Rights of Way Order No1 2022

Alloa Street-: 3m x 25m strip of grass running parallel to Manor Street, from a point 13m from the junction of Manor Street/Alloa Street. Former alleyway associated with 164-170 Manor Street (properties demolished)



FORM OF NOTICE OF MAKING OF ORDER

THE HOUSING (NORTHERN IRELAND) ORDER 1981

EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY

Notice is hereby given that the Northern Ireland Housing Executive having its principal office at 2 Adelaide Street, Belfast, BT2 8PB in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981 on 25th of August 2022 made an Order ("an extinguishment order"), which will be submitted to the Department for Communities for approval, to extinguish the public rights of way over land described in the schedule hereto.

A copy of the extinguishment order and associated map dated 25th of August 2022 referred to therein may be inspected at the West Belfast Local Office with offices at the Public Counter, The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB.

The Housing (Northern Ireland) Order 1981 provides that an extinguishment order shall not have effect until approved by the Department and that an extinguishment order to which any objection is made and not withdrawn shall not be approved in circumstances where the Department exercises its discretion to cause a public local inquiry to be held to hear objections to the extinguishment order.

Objections to the extinguishment order must be made in writing stating the grounds for objection and addressed to NIHE Sponsor Team (Housing Division), Department for Communities, Causeway Exchange, 1-7 Bedford Street, Belfast BT2 7EG on or before 18th October 2022.

SCHEDULE

Alloa Street Belfast- Extinguishment of Public Rights of Way Order No1 2022

Alloa Street-: 3m x 25m strip of grass running parallel to Manor Street, from a point 13m from the junction of Manor Street/Alloa Street. Former alleyway associated with 164-170 Manor Street (properties demolished)

DATED THIS – 20th September 2022

Grainia Long
Chief Executive
Northern Ireland Housing Executive
2 Adelaide Street
Belfast BT2 8PB

Agenda Item 2b



REGIONAL SERVICES

Land and Regeneration
Place Shaping Team, South Region

Marlborough House Central Way Craigavon BT64 1AJ T 03448 920 900 W nihe.gov.uk @nihecommunity

Belfast City Council The Cecil Ward Building 4-10 Linenhall Street, Belfast BT2 8BP BCC DEPARTMENT FOR PLACE AND ECONOMY RECEIVED

2 2 SEP 2022

BELFAST PLANNING SERVICE

Date: 20th of September 2022

Our Ref: Corrib Avenue Extinguishment

Dear Sirs,

Re: Extinguishment of Public Right of Way – Corrib Avenue

The Northern Ireland Housing Executive made an Order No 1 on 8th of June 2022 certain Public Rights of Way be extinguished. Approval for the extinguishment is presently being sought from the NIHE Sponsor Team (Housing Division), Department for Communities, Housing Investment Branch, 1-7 Bedford Street, Belfast, BT2 7EG. The press notice regarding the making of this order is enclosed together with a map snewing the area effected and a copy of the great.

If you wish to make comments, could you please let me have them by 18th October 2022

I shall write to you again when the result of the submission is known.

Yours faithfully,

Land and Regeneration Officer

Belfast Area

EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY FORM OF ENGROSSMENTS OF ORDER THE HOUSING (NORTHERN IRELAND) ORDER 1981

Whereas the Northern Ireland Housing Executive whose principal office is at 2 Adelaide Street, Belfast, BT2 8PB (hereinafter called "the Housing Executive") having acquired certain lands in connection with the Corrib Avenue, Belfast has by a resolution passed on 8th of June 2022 made an order (an "extinguishment order") to extinguish the public rights of way hereinafter referred to over the said lands shown marked on the map Corrib Avenue, Belfast Order No.1 2022 and sealed with the common seal of the Northern Ireland Housing Executive and deposited at the West Belfast Local Offices at the Public counter, The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB.

NOW THEREFORE the Housing Executive in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981 and all other powers so enabling HEREBY orders as follows:

- 1. This extinguishment order may be cited as Corrib Avenue, Belfast Order No.1 2022.
- 2. The public rights of way described in the schedule and shown coloured red and outlined black on the said map shall cease and be extinguished as from the date of operation of the extinguishment order subject to the retention of all existing cables wires, mains pipes or other apparatus placed by an electricity undertaker along, across, over or under the lands herby transferred shall be retained. All existing rights of the electricity undertaker as to the use or maintenance of such cables, wires, mains, pipes or other apparatus shall be preserved.

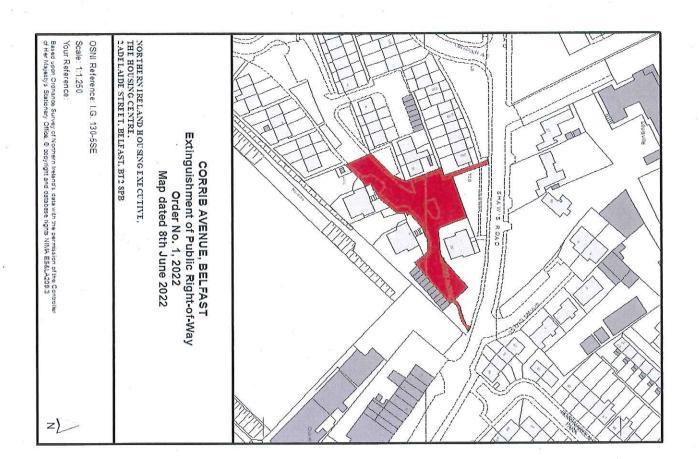
SCHEDULE

Corrib Avenue Belfast- Extinguishment of Public Rights of Way
Order No1 2022

Three roughly rectangular plots running west to east at Corrib Avenue;

Plot 1, 14m X 10m adjacent to 24-28 Corrib Avenue; hard-core/asphalt roadway with pathways to north and south.

Plot 2, 30m X 26m largely made up of hard-core/asphalt parking areas and existing roadway; raised paved area to the centre; located to the north and west of former (demolished) flat blocks Nos 30 & 32. Hard-core 2.3m X 20m pathway and existing steps running from north west part of the site, pedestrian link to Shaw's Road running parallel to curtilage of 252 Shaw's Road.



FORM OF NOTICE OF MAKING OF ORDER

THE HOUSING (NORTHERN IRELAND) ORDER 1981

EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY

Notice is hereby given that the Northern Ireland Housing Executive having its principal office at 2 Adelaide Street, Belfast, BT2 8PB in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981 on 8th of June 2022 made an Order ("an extinguishment order"), which will be submitted to the Department for Communities for approval, to extinguish the public rights of way over land described in the schedule hereto.

A copy of the extinguishment order and associated map dated 08th of June 2022 referred to therein may be inspected at the West Belfast Local Office with offices at the Public Counter, The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB.

The Housing (Northern Ireland) Order 1981 provides that an extinguishment order shall not have effect until approved by the Department and that an extinguishment order to which any objection is made and not withdrawn shall not be approved in circumstances where the Department exercises its discretion to cause a public local inquiry to be held to hear objections to the extinguishment order.

Objections to the extinguishment order must be made in writing stating the grounds for objection and addressed to NIHE Sponsor Team (Housing Division), Department for Communities, Causeway Exchange, 1-7 Bedford Street, Belfast BT2 7EG on or before 18th October 2022.

SCHEDULE

Corrib Avenue Belfast- Extinguishment of Public Rights of Way Order No1 2022

Three roughly rectangular plots running west to east at Corrib Avenue; Plot 1, 14m X 10m adjacent to 24-28 Corrib Avenue; hard-core/asphalt roadway with pathways to north and south.

Plot 2, 30m X 26m largely made up of hard-core/asphalt parking areas and existing roadway; raised paved area to the centre; located to the north and west of former (demolished) flat blocks Nos 30 & 32. Hard-core 2.3m X 20m pathway and existing steps running from north west part of the site, pedestrian link to Shaw's Road running parallel to curtilage of 252 Shaw's Road.

Plot 3, 28m X 12m hard-core/asphalt located to north of former (demolished) garage blocks. Pathway in hard-core to the east of this point approximately 2m X 17m pedestrian link to Shaw's Road

Agenda Item 5

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2642/DC	LOCDEV	Botanic Link land created over the Belfast/Dublin railway line between University Road and Botanic Avenue.	Discharge of condition - LA04/2019/0401/CA	CONDITION DISCHARGED
LA04/2020/1541/F	LOCDEV	Former printing works North and Opposite 6 Alexander Road Castlereagh Industrial Estate Belfast BT6 9HB.	Erection of office, logistics and storage development for interior fit- out business including internal storage area and storage bays and associated parking and site works	PERMISSION GRANTED
LA04/2020/1661/DC	LOCDEV	Land at Lyndon Court 32-38 Queen Street Belfast BT1 6EF.	Discharge of Condition 2 of approval LA04/2019/0420/DCA	CONDITION DISCHARGED
LA04/2020/1666/F	MAJDEV	Lands at 102-127 Grosvenor Road and adjoining The Westlink/Grosvenor Road junction Belfast BT12 4GH.	Demolition of existing two storey building and erection of an office development with heights of 9-14 storeys with landscaping, parking, and associated development.	PERMISSION GRANTED

	Reference Number	Hierarchy	Location	Proposal	Application Status
	LA04/2020/1959/F	MAJDEV	Site to be developed includes vacant land bounded by the Forthriver Industrial Park in the east Springfield Road to the South and Paisley Park & West Circular Road & Crescent to the West. Area also includes links through the Forthriver Industrial Park to Woodvale Avenue land at Springfield Dam (Springfield Road) Paisley Park (West Circular Road) and the Junction of West circular Road & Ballygomartin Road.	Proposed new parkland (Section 2 Forthmeadow Community Greenway) - foot and cycle pathways, lighting columns, new entrances and street furniture.	PERMISSION GRANTED
	LA04/2020/2218/F	LOCDEV	Unit 4 Agnes Street Industrial Estate Belfast BT13 1GB	Proposed 2 storey extension to provide 6 commercial units (Class B2) and 3.4m boundary wall (amended plans - reduced site)	PERMISSION GRANTED
	LA04/2020/2332/F	LOCDEV	7-11 Woodvale Road Belfast BT13 3BN	Proposed development of 2 No. Retail units & 4No. 2 Bed apartments to upper floors	PERMISSION GRANTED
	LA04/2021/0629/F	MAJDEV	Lands north east of 43 Stockmans Way and south west of 49 Stockmans Way Belfast BT9 7ET	Residential development of 72no. apartments in 3no. blocks with associated car parking, landscaping and road widening works to Stockmans Way. (Amended scheme and further information received)	PERMISSION GRANTED
	LA04/2021/0713/F	LOCDEV	Lands at Colin Glen (Leisure) 115 Blacks Road Belfast BT10 0NF.	Erection of 2No. ball stop fences ranging between 20-37.5 metres in height and associated site works.	PERMISSION GRANTED

	LA04/2021/0990/DC	LOCDEV	Hillview Retail Park Crumlin Road Belfast BT14 7EA	Discharge of condition no 6 of planning approval LA04/2017/0361/f	CONDITION DISCHARGED
	LA04/2021/0993/DC	LOCDEV	Hillview Retail Park Crumlin Road Belfast BT14 7EA	Discharge of condition no 2 of planning approval LA04/2017/0361/f	CONDITION DISCHARGED
Page 11	LA04/2021/0994/F	LOCDEV	Hillview Retail Park Crumlin Road Belfast	Section 54 application to develop land without compliance with conditions nos7 (submission of remediation strategy), 8 (implementation of remedial strategy) 10 (submission of verification report) and 11 (content of verification report) of Planning Permission LA04/2017/0361/f (subdivision of retail unit 1 into 2 no new retail units with rear extension, elevation changes and other ancillary works)	PERMISSION GRANTED
	LA04/2021/1064/F	LOCDEV	2-14 Antrim Road Belfast BT15 2AA	Change of use of units 2-4 Antrim Road from retail to Public house for sale of food and drink on and off the premises with single storey rear extension. Change of use of units 6-8 Antrim Road from public house to	PERMISSION GRANTED

retail unit with new shop front. (amended description)

Proposal

Application Status

Reference Number

Hierarchy Location

	Reference Number		Location	Proposal	Application Status
	LA04/2021/1299/LBC	LOCDEV	King Edward Building The Royal Hospitals Grosvenor Road Belfast. BT12 6BA	External remedial works to include replacement roof, replacement doors, replacement rooflights, restoration of deteriorating stonework, and restoration of existing windows/frames as details within the report and accompanying repair specifications.	PERMISSION GRANTED
	LA04/2021/1374/A	LOCDEV	Botanic Link land created over the Belfast/Dublin railway line between University Road and Botanic Avenue Belfast.	2 no. brushed stainless steel signs embedded with LEDs and 1 no. panel mounted illuminated aluminium letters sign at the University Road elevation and 2 no. individual brushed stainless steel signs embedded with LEDs and 1 no. folded aluminium panel sign at	PERMISSION GRANTED
	LA04/2021/1579/F	LOCDEV	3-25 York Road Belfast BT15 3GW	Provision of a Boundary Wall to provide an Acoustic Barrier to Works in the Feed Mill Located Behind at 35 to 39 York Road. (Amended Description)	PERMISSION GRANTED
	LA04/2021/1853/F	LOCDEV	Millies Bar 131-133 Kingsway Belfast BT17	Alterations and Extension to Existing Covered Seated Area	PERMISSION GRANTED
	LA04/2021/2022/F	LOCDEV	140 Lisburn Road Belfast BT9 6AJ	First & Second Floor addition above existing single storey return to accommodate 2no. new short term stay apartments.	PERMISSION GRANTED
	LA04/2021/2056/O	LOCDEV	22 Rydalmere Street Belfast BT12 6GF.	Demolition of existing warehouse and erection of 2no. 3 bedroom semi-detached dwellings with front and rear gardens.	PERMISSION GRANTED
	LA04/2021/2113/DCA	LOCDEV	27 Cleaver Avenue Belfast BT9 5JA	Demolition of existing dwelling and car port	PERMISSION GRANTED

	Reference Number	Hierarchy	Location	Proposal	Application Status
	LA04/2021/2114/F	LOCDEV	27 Cleaver Avenue Belfast BT9 5JA	Demolition of existing dwelling and car part, construction of a new replacement one and a half storey detached dwelling with integral garage; and associated site works.	PERMISSION GRANTED
	LA04/2021/2141/F	LOCDEV	Area of existing footpath located off Antrim Road 5.5m north of 184 - 186 Antrim Road and 1.5m south of 196 - 198 Antrim Road Belfast BT15 2AJ.	Proposed Installation of an 20m High Telecoms Streetpole c/w wraparound cabinet, with Integrated Antenna, and 3no. additional equipment cabinets and ancillary equipment.	PERMISSION REFUSED
Page	LA04/2021/2285/F	LOCDEV	29 Parkside Gardens Belfast Co. Antrim BT15 SAW	Proposed 2.5 storey residential apartment building comprising 11 No. apartments (social), amenity space, landscaping, access, parking and ancillary site works (Amended Plans)	PERMISSION GRANTED
သ	LA04/2021/2308/O	LOCDEV	232 to 236 Tates Avenue Belfast BT12 6NB	Proposed erection of 2no townhouses. Change of use from veterinary practice and 1st floor apartment to dwelling including external alterations at no. 232 Tates Avenue.	PERMISSION GRANTED
	LA04/2021/2364/F	LOCDEV	St Gerard's School Blacks Road Belfast BT10 0NB	Provision of two modular buildings for special education needs. One modular building will contain a single classroom and associated welfare facilities; the other modular building will contain 2 classrooms and associated welfare facilities.	PERMISSION GRANTED
	LA04/2021/2615/F	LOCDEV	Braniel Primary School Ravenswood Park Belfast BT5 7JU	Proposed 1 no. extensions to rear of the school, 2 new link corridor extensions, internal refurbishment and new circulation stair block.	PERMISSION GRANTED

	Reference Number	Hierarchy	Location	Proposal	Application Status
	LA04/2021/2771/F	LOCDEV	Ligoniel Primary School Ligoniel Road Belfast BT14 8BW	Proposals to improve traffic management within school grounds to include additional parking (23 spaces) for school use, a new internal access road, footpath, pedestrian safety fencing, 18 cycle parking spaces, safety road signage, and associated resurfacing of existing access road to include speed bumps (Amended Description)	PERMISSION GRANTED
	LA04/2021/2798/F	LOCDEV	20 Beech Heights Belfast BT7 3LQ.	Single storey side extension.	PERMISSION GRANTED
	LA04/2021/2818/F	LOCDEV	58 Bristow Park Belfast BT9 6TJ.	Two storey extension to rear. New wall and gates to front elevation. Raised patio to rear.	PERMISSION GRANTED
14	LA04/2021/2847/F	LOCDEV	2-4 Chapel Lane Belfast BT1 1HH	Proposed new glass balustrade and stainless steel posts to existing roof terrace	PERMISSION GRANTED
	LA04/2022/0063/F	MAJDEV	Lands to the north east of 3 Westbank Road and immediately south west of the existing Stena Line Terminal Belfast Harbour Estate Belfast BT3 9JL	`Construction of warehouse distribution facility, associated ancillary office, yards, car parking and access from Westbank Road.	PERMISSION GRANTED
	LA04/2022/0124/F	LOCDEV	122 Blacks Road Belfast BT10 0NF.	Demolition of existing dwelling and erection of proposed 6 No. apartments (2 bed) with associated parking and amenity space.	PERMISSION GRANTED
	LA04/2022/0251/F	LOCDEV	52 Ardenlee Parade Belfast BT6 0AL.	Demolition of detached garage, two storey extension to side and rear along with single storey extension to rear.	PERMISSION GRANTED

	Reference Number	Hierarchy	Location	Proposal	Application Status
	LA04/2022/0293/F	MAJDEV	Lands directly south of Titanic Belfast and north-west of Hamilton Dock located off Queens Road Belfast.	Erection of hotel/aparthotel comprising 162 hotel beds and 94 aparthotel beds, conference facilities, restaurant /cafe/bar uses (including roof top bar), gym, landscaped public realm, car parking, cycle parking and associated site and road works.	PERMISSION GRANTED
	LA04/2022/0304/LDE	LOCDEV	Flat 1 25 India Street Belfast BT7 1LJ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
	LA04/2022/0305/LDE	LOCDEV	Flat 2 25 India Street Belfast BT7 1LJ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
Page 1	LA04/2022/0306/LDE	LOCDEV	Flat 3 25 India Street Belfast BT7 1LJ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
2	LA04/2022/0361/F	LOCDEV	491-495 Lisburn Road Belfast BT9 7EZ	Change of use from Church to restaurant, works to include new shopfront and external seating area.(amended description)	PERMISSION GRANTED
	LA04/2022/0377/F	LOCDEV	36 Diamond Gardens Belfast BT10 0HE.	Single storey extension to rear and two storey extension to rear and side of dwelling.	PERMISSION GRANTED
	LA04/2022/0396/F	LOCDEV	57 Houston Park Belfast BT5 6AT.	Proposed reconfiguration of existing dwelling including demolition of existing rear return and conservatory, three new dormer windows to the front, new two storey rear extension with dormers and terrace. (Amended Plans)	PERMISSION GRANTED

	Reference Number		Location	Proposal	Application Status
	LA04/2022/0400/DC	LOCDEV	12 Parkgate Avenue and lands adjacent to and North East of The Arches Centre North of no.2 Parkgate Avenue and adjacent to and South West of the Connswater River.	Discharge of condition 12 LA04/2020/1377/F.	CONDITION DISCHARGED
	LA04/2022/0448/F	LOCDEV	20 Bladon Park Belfast BT9 5LG	Two storey extension to side and rear to accommodate sensory and therapy space.	PERMISSION GRANTED
Ū	LA04/2022/0467/LDP	LOCDEV	9 Dundela Gardens Ballyhackamore Belfast BT4 3DH.	Single storey rear extension.	APPLICATION REQUIRED
age 16	LA04/2022/0495/DC	LOCDEV	776-778 Shore Road and 4-6 Grays Lane Greencastle Belfast BT15 4HT.	Discharge of condition 8 LA04/2020/0027/F.	CONDITION DISCHARGED
	LA04/2022/0542/LDE	LOCDEV	135 Dunluce Avenue Belfast BT9 7AX	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
	LA04/2022/0554/F	LOCDEV	32 Cranmore Gardens Belfast BT9 6JL.	Extension to the side and rear of dwelling, Retrospective approval of Unauthorised height & roof finish. NMC application LA04/2021/0297/CA Planning application LA04/2020/1290/F.	PERMISSION GRANTED
	LA04/2022/0615/F	LOCDEV	Aquinas Diocean Grammer School 518 Ravenhill Road Belfast BT6 0BY	Proposed two number double modular units at the side of the school site.	PERMISSION GRANTED
	LA04/2022/0627/F	LOCDEV	48 Bradbury Place Belfast BT7 1RU	Change of use from retail to hot food takeaway and flue to rear elevation	PERMISSION GRANTED

	Reference Number	Hierarchy	Location	Proposal	Application Status
	LA04/2022/0628/F	LOCDEV	184 Kingsway Dunmurry Belfast BT17 9AD	Change of Use from Travel Agent to Hot Food Takeaway with Addition of Extraction Flue at the Rear.	PERMISSION GRANTED
	LA04/2022/0635/F	LOCDEV	1 Glastonbury Avenue Belfast BT15 4DL	Proposed single storey rear extension, demolition of existing garage and proposed integrated garage at side (Amended description and drawings)	PERMISSION GRANTED
U	LA04/2022/0641/F	LOCDEV	37 Glendale Dunmurry Belfast BT10 0NX	Conversion of garage to habitable room	PERMISSION GRANTED
age 17	LA04/2022/0655/F	LOCDEV	Our Lady's Home at 68 Ard Na Va Rd Belfast BT12 6FF.	Extension & Alterations to Dining Room at Our Lady's Nursing Home, Belfast.	PERMISSION GRANTED
7	LA04/2022/0696/DC	LOCDEV	776-778 Shore Road and 4-6 Grays Lane Greencastle Belfast BT15 4H.	Discharge of condition 10 LA04/2020/0027/F.	CONDITION DISCHARGED
	LA04/2022/0728/LDE	LOCDEV	Apartment 4 144 Antrim Road Belfast BT15 2AH	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
	LA04/2022/0735/F	LOCDEV	43 Donegall Park Avenue Lowwood Belfast BT15 4FN	Provision of fencing to be fixed to and above existing boundary wall. Existing garage demolished and replaced with new garage.	PERMISSION GRANTED
	LA04/2022/0762/F	LOCDEV	9A Hawthornden Drive Ballycloghan Belfast BT4 2HG.	Demolition of conservatory and outbuilding and construction of two storey extension to side and rear with external changes.(AMENDED PLANS)	PERMISSION GRANTED

	Reference Number	Hierarchy	Location	Proposal	Application Status
	LA04/2022/0763/F	LOCDEV	12 Cheltenham Park Belfast BT6 0HR.	Hip to gable dormer roof extension and additional gable window.	PERMISSION GRANTED
	LA04/2022/0766/F	LOCDEV	27 Donegall Parade Belfast BT12 6NW.	Single storey side and rear extension to dwelling.	PERMISSION GRANTED
Page 18	LA04/2022/0780/F	LOCDEV	Units 3 and 4 Cleaver House 56 Donegall Place Belfast BT1 5BB.	Change of use from retail (class A1) and cosmetic clinic (class D1) at ground floor and amalgamation of hot food bar (sui generis) at ground and first floor to deliver 2No. restaurants (sui generis), including internal and external alterations and all associated site works.	PERMISSION GRANTED
	LA04/2022/0781/LBC	LOCDEV	Units 3 and 4 Cleaver House 56 Donegall Place Belfast BT1 5BB.	Change of use from retail (class A1) and cosmetic clinic (class D1) at ground floor and amalgamation of hot food bar (sui generis) at ground and first floor to deliver 2No. restaurants (sui generis), including internal and external alterations and all associated site works.	PERMISSION GRANTED
	LA04/2022/0785/DCA	LOCDEV	20 Bladon Park Belfast BT9 5LG.	Demolition of existing single storey flat roof extension and erection of 2 storey extension to accommodate sensory and therapy space.	PERMISSION GRANTED
	LA04/2022/0808/LBC	LOCDEV	Hunterhouse College Upper Lisburn Road Finaghy Belfast BT10 0LE.	Replacement of roof coverings including replacement of uPVC downpipes and corroded cast iron gutters. Replacement of 2 no. roof lanterns and rooflights. Refurbishment of existing soffits and facias.	PERMISSION GRANTED

	Reference Number	Hierarchy	Location	Proposal	Application Status
	LA04/2022/0851/F	LOCDEV	63 Wallasey Park Belfast BT14 6PN	Front bay window extension (Amended plans received - obscure window)	PERMISSION GRANTED
Page	LA04/2022/0853/F	MAJDEV	Site of the former Finlay's Factory SE of Ballygomartin Road N of Moyard Crescent NW of Springfield Heights and Springfield Park Belfast BT13 3QZ	Provision of a two-storey multi- purpose shared space building comprising main hall (to facilitate 3no. indoor pitches), changing and toilet facilities, kitchens, multi- function rooms. Car and cycle parking areas, service yard, perimeter fencing, temporary construction compound hoarding, associated external lighting and landscaping. Proposed vehicular and pedestrian accesses from Springfield Heights and Ballygomartin Road, service vehicles from Ballygomartin Road and all associated site works.	PERMISSION GRANTED
	LA04/2022/0857/NMC	LOCDEV	8 Blackstaff Way Kennedy Way Industrial Estate Belfast BT11 9DT	NMC to Z/2014/1373/F	NON MATERIAL CHANGE GRANTED
	LA04/2022/0861/F	LOCDEV	8 Foxes Glen Dunmurry BT17 0WG	Single storey rear extension	PERMISSION GRANTED
	LA04/2022/0862/F	LOCDEV	19 Ardcarn Drive Dundonald Belfast BT5 7RS	Single storey rear extension	PERMISSION GRANTED

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Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/0867/F	LOCDEV	785 Crumlin Road Belfast	Conversion of single residential rental unit to HMO and removal of external chimney stack	PERMISSION GRANTED
LA04/2022/0872/F	LOCDEV	30 Castlegowan Crescent Belfast BT5 7WQ	Single storey side extension and widening of driveway.	PERMISSION GRANTED
LA04/2022/0882/F	LOCDEV	24 Lille Park Belfast BT10 0LR	Two storey side and first floor rear extension	PERMISSION GRANTED
LA04/2022/0909/DC	LOCDEV	Land at Kings Hall and RUAS site south of Upper Lisburn Road/Balmoral Avenue West of Harberton Park and North East of Balmoral Golf Club Belfast BT9 6GW	Request for consent to vary phasing plans under Condition 5 of LA04/2020/0845/O	CONDITION NOT DISCHARGED
LA04/2022/0911/F	LOCDEV	18 Hawthornden Drive Belfast BT4 2HG	Proposed change of use of 2no apartments to single dwelling,proposed rear kitchen extension with 1st floor terrace over and alterations.	PERMISSION GRANTED
LA04/2022/0917/F	MAJDEV	Titanic Exhibition Centre 17 Queens Road Belfast BT3 9DU	Renewal of temporary planning permission for an Exhibition Centre.	PERMISSION GRANTED
LA04/2022/0967/LBC	LOCDEV	Belfast Harbour Office Corporation Square Belfast BT1 3AL	Repairs to External Fabric	PERMISSION GRANTED
LA04/2022/0972/F	LOCDEV	7 Drumart Green Belfast BT8 7EZ	Single storey rear extension (Amended Plans)	PERMISSION GRANTED

	Reference Number	Hierarchy	Location	Proposal	Application Status
	LA04/2022/0978/F	LOCDEV	6 Summerhill Road Dunmurry Belfast BT17 0RL	2M high boundary fence and gates	PERMISSION GRANTED
	LA04/2022/0984/LDP	LOCDEV	Lands between Shankill Parade and North Boundary Street Shankill Ward Shankill Road Belfast BT13	Development of 1no. medical surgery, 52no. apartments and 4no. ground floor commercial units approved under LA04/2015/0195/F.	PERMITTED DEVELOPMENT
	LA04/2022/0999/F	LOCDEV	22 Ballygomartin Road Belfast BT13 3LD	Change of use from residential home to house of multiple occupancy	PERMISSION GRANTED
Page 21	LA04/2022/1000/LDE	LOCDEV	48 Duncairn Gardens Belfast BT15 2GG	House in Multiple Occupation	PERMITTED DEVELOPMENT
	LA04/2022/1008/LBC	LOCDEV	Cathedral Buildings 62-64 Donegall Street Belfast BT1 2GT	Refurbishment of the Westmoreland slate roof covering, the 2 timber dormer windows, crittall skylight and cast iron downpipes.	PERMISSION GRANTED
	LA04/2022/1019/F	LOCDEV	29 Finaghy Park Central Belfast BT10 0HP	Renewal of planning permission LA04/2017/1709/F - single storey side and rear extension, attic conversion with rear dormer and raised decking	PERMISSION GRANTED
	LA04/2022/1039/F	LOCDEV	85 Dermott Hill Road Belfast BT12 7GB	Single storey extension to the side and rear of dwelling	PERMISSION GRANTED
	LA04/2022/1053/LDE	LOCDEV	12 Stranmillis Park Belfast BT9 5AU.	House in Multiple Occupancy (HMO).	PERMITTED DEVELOPMENT

	Reference Number	Hierarchy	Location	Proposal	Application Status
Page 22	LA04/2022/1054/LDE	LOCDEV	5 Carmel Street Belfast BT7 1QE	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
	LA04/2022/1074/DC	LOCDEV	Lands at Riddel Hall 185 Stranmillis Road Belfast BT9 5EE.	Discharge of condition 6 LA04/2019/2442/F.	CONDITION DISCHARGED
	LA04/2022/1075/DC	LOCDEV	Templemore Baths Templemore Avenue Belfast BT5 4FW.	Discharge of condition 9 LA04/2018/2603/F relating to Mechanical and Electrical Services.	CONDITION NOT DISCHARGED
	LA04/2022/1077/LDE	LOCDEV	Flat 2 (First Floor) 27 India Street Belfast BT7 1LJ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
	LA04/2022/1092/F	LOCDEV	177 Malone Road Belfast BT9 6TB.	Demolition of existing garage, two storey side extension to dwelling, single storey external covered patio to rear. Detached replacement garage, new first floor rear window to dwelling and associated site works.	PERMISSION GRANTED
	LA04/2022/1126/F	LOCDEV	12 Epworth Street Belfast BT5 4QR	Change of Use to House of Multiple Occupancy	PERMISSION GRANTED
	LA04/2022/1127/LDE	LOCDEV	67 Agincourt Avenue Belfast BT7 1QB	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
	LA04/2022/1128/DC	LOCDEV	22 Florida Drive Belfast BT6 8EX	Discharge of condition 2 - LA04/2021/1575/F	CONDITION DISCHARGED

	Reference Number	Hierarchy	Location	Proposal	Application Status
	LA04/2022/1146/F	LOCDEV	339 Ravenhill Road Belfast BT6 0BT	Vehicular access to the front of the property.(AMENDED PLANS)	PERMISSION GRANTED
	LA04/2022/1161/DC	LOCDEV	100-102 Great Patrick Street Belfast BT1 2NX.	Discharge of condition 4 LA04/2017/1544/F.	CONDITION DISCHARGED
	LA04/2022/1165/LDE	LOCDEV	35B Wellesley Avenue Belfast BT9 6DG.	Change of use from residential property to House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
_	LA04/2022/1166/LDE	LOCDEV	35C Wellesley Avenue Belfast BT9 6DG.	Change of use from residential property to Change of use from residential property to House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
⁵ ade 23	LA04/2022/1168/F	LOCDEV	5 Clonard Place Belfast BT13 2PZ.	Amendment to previously approved extension (reference LA04/2018/1989/F) to provide ground floor toilet extension to rear of existing dwelling:	PERMISSION GRANTED
ω	LA04/2022/1170/LDP	LOCDEV	71-75 Percy Street Belfast BT13 2HW.	Extension of an existing flour mill building to house automated milling machinery over 5 levels (the proposed extension).	PERMITTED DEVELOPMENT
	LA04/2022/1186/NMC	LOCDEV	Lands bounded by Little Victoria Street Bruce Street and Holmes Street Belfast BT2 7AF.	Non material change LA04/2021/2242/F.	NON MATERIAL CHANGE GRANTED
	LA04/2022/1188/LDE	LOCDEV	Flat 2 8 Dunluce Avenue Belfast BT9 7AY.	Change of use from residential property to HMO.	PERMITTED DEVELOPMENT

	Reference Number	Hierarchy	Location	Proposal	Application Status
	LA04/2022/1190/LDE	LOCDEV	41 Edinburgh Street Belfast BT9 7DS.	Existing house of multiple occupancy (HMO).	PERMITTED DEVELOPMENT
	LA04/2022/1200/LDE	LOCDEV	5 Damascus Street Belfast BT7 1QQ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
	LA04/2022/1202/DC	LOCDEV	Units 2-3 Knockgowan House 224-228 Knock Road Belfast BT5 6LA	Discharge of condition 2 - LA04/2021/1818/F	CONDITION NOT DISCHARGED
Page	LA04/2022/1207/F	LOCDEV	270B Antrim Road Belfast	Change of use from dwelling to HMO	PERMISSION GRANTED
le 24	LA04/2022/1230/F	LOCDEV	Academy Restaurant Building BD Ulster University Belfast Campus York Street Belfast BT15 1ED	Elevation alterations to include a new access door.	PERMISSION GRANTED
	LA04/2022/1239/DC	LOCDEV	Land at Kings Hall and RUAS site south of Upper Lisburn Road/Balmoral Avenue West of Harberton Park and North East of Balmoral Golf Club Belfast BT9 6GW	Discharge of condition 27 - LA04/2020/0845/O	CONDITION DISCHARGED
	LA04/2022/1246/F	LOCDEV	148 Sicily Park Belfast BT10 0AQ	Single storey rear extension	PERMISSION GRANTED

	Reference Number	Hierarchy	Location	Proposal	Application Status
	LA04/2022/1248/F	LOCDEV	22 Cranmore Gardens Belfast BT9 6JL	Single storey rear extension	PERMISSION GRANTED
	LA04/2022/1249/DCA	LOCDEV	22 Cranmore Gardens Belfast BT9 6JL	Demolition of existing rear single storey	PERMISSION GRANTED
	LA04/2022/1255/DC	LOCDEV	Botanic Link land created over the Belfast/Dublin railway line between University Road and Botanic Avenue.	Discharge of condition LA04/2019/0417/F.	CONDITION DISCHARGED
Page	LA04/2022/1259/F	LOCDEV	14 Ormiston Drive Belfast BT4 3JS.	Single storey rear extension.	PERMISSION GRANTED
1e 25	LA04/2022/1277/F	LOCDEV	9 Meadowhill Belfast BT11 8QR.	Erection of 2-storey side extension to provide annex accommodation with kitchen/living on ground floor and bedroom with en-suite at first floor.	PERMISSION GRANTED
	LA04/2022/1281/F	LOCDEV	2 Harberton Crescent Malone Upper Belfast BT9 6WL.	Two storey side extension, attic conversion including dormer window to front elevation.	PERMISSION GRANTED
	LA04/2022/1313/LBC	LOCDEV	48 Bradbury Place Belfast BT7 1RU.	Alteration of internal layout to accommodate a hot food carryout with existing extract fan ducted to roof level with new flue	PERMISSION GRANTED
	LA04/2022/1333/F	LOCDEV	15 Chesham Grove Ballynafoy Belfast BT6 8GU	Demolition of existing conservatory with new single and two storey rear extension and elevation changes. Detached home office to the rear.	PERMISSION GRANTED

	Reference Number	Hierarchy	Location	Proposal	Application Status
Page	LA04/2022/1351/F	LOCDEV	314 Beersbridge Road Belfast BT5 5DY.	Change of use from dwelling to HMO (amended description)	PERMISSION GRANTED
	LA04/2022/1352/F	LOCDEV	44 Alina Gardens Belfast BT17	Single storey rear extension.	PERMISSION GRANTED
	LA04/2022/1366/DC	LOCDEV	176-178 Shore Road (HSS Hire) and 194-196 Shore Road (Lidl) Belfast BT15 3QA.	Discharge of condition 15 LA04/2021/0165/F relating to noise assessment of plant and equipment.	CONDITION NOT DISCHARGED
	LA04/2022/1371/F	LOCDEV	77 Circular Road Belfast BT4 2GB	Two storey side and rear extension with Juliet balcony at first floor rear. New entrance gates and pillars. Garden shed and patio area to rear.	PERMISSION GRANTED
<u>ა</u> გ	LA04/2022/1372/F	LOCDEV	238 Stockmans Lane Belfast BT11 9AR	Single storey extension to rear of property to include for bedroom, wet room and utility room.	PERMISSION GRANTED
	LA04/2022/1394/DC	LOCDEV	Bankmore Square 14 Dublin Road Belfast BT2 7HN.	Discharge of condition 5 LA04/2021/1703/F.	CONDITION DISCHARGED
	LA04/2022/1396/DC	LOCDEV	62 Beersbridge Road Belfast BT5 4RU.	Discharge of condition 2 LA04/2018/1187/F.	CONDITION DISCHARGED
	LA04/2022/1398/F	LOCDEV	15 Ulster Avenue Belfast. BT17 9BN.	Proposed single storey extension to rear of dwelling and roofspace conversion creating dormer to rear involving the replacement of existing hipped roof with gable.	PERMISSION GRANTED

	Reference Number	Hierarchy	Location	Proposal	Application Status
	L A 0 4/0000/4 405/5	LOODEV			DEDMICOLON OD ANTED
	LA04/2022/1405/F	LOCDEV	2 Belfield Heights Belfast BT12 7GN.	Single storey extension to rear of dwelling, internal alterations and level access to side of the dwelling.	PERMISSION GRANTED
	LA04/2022/1406/F	LOCDEV	8 Shaws Avenue Belfast BT11 9QF.	Single storey side extension for accessible bedroom and wet room.	PERMISSION GRANTED
	LA04/2022/1407/F	LOCDEV	69 Willesden Park Belfast BT9 5GY.	Two storey side extension.	PERMISSION GRANTED
	LA04/2022/1426/F	LOCDEV	91 Larkfield Road Belfast BT4 1QF	Two Storey and Single Storey Extension to the Rear.	PERMISSION GRANTED
Page 2	LA04/2022/1437/CONTPO	LOCDEV	20 Malone Park Belfast BT9 6NH.	Works to 4 trees and 1 group.	WORKS TO TREES IN CA - AGREED
	LA04/2022/1445/F	LOCDEV	16 Torrens Road Belfast BT14 6LU	Single storey rear extension.	PERMISSION GRANTED
	LA04/2022/1448/DC	LOCDEV	Land at former Kings Hall and RUAS Complex located to the east of the King's Hall and to the rear of Nos 7-23 Harberton Park Belfast.	Discharge of condition 17 LA04/2019/1254/F.	CONDITION DISCHARGED
	LA04/2022/1459/F	LOCDEV	57 Oakland Avenue Belfast BT4 3BW.	Variation of condition 3 of planning permission LA04/2021/1062/F to replace the existing first floor door with an obscured fixed window	PERMISSION GRANTED
	LA04/2022/1463/F	LOCDEV	31 Colinbrook Park Belfast BT17 0NZ.	Single storey rear extension.	PERMISSION GRANTED

	Reference Number	Hierarchy	Location	Proposal	Application Status
Dage 28	LA04/2022/1468/F	LOCDEV	24 Glencregagh Drive Belfast BT6 0NL.	Balcony to rear of dwelling. Altered & extended dormer to first floor. New window opening to southwest side elevation & altered openings to front and rear elevations with level access to front.	PERMISSION GRANTED
	LA04/2022/1476/F	LOCDEV	2 Bristol Avenue Belfast BT15 4AJ.	Single storey extension with minor internal & external alterations.	PERMISSION GRANTED
	LA04/2022/1478/A	LOCDEV	Top of Ballysillan Park at the junction with the Crumlin Road	Gateway Welcome Feature, Free standing lettering. Oak / Aluminium construction. Revision to previous application LA04/2022/0419/A.	PERMISSION GRANTED
	LA04/2022/1480/F	LOCDEV	2 Stephen Street Town Parks Belfast BT1 2JE.	Proposed 2 storey rear extension.	PERMISSION GRANTED
	LA04/2022/1490/F	LOCDEV	4 Glendale Blacks Road Belfast BT10 0NX.	1 Storey extension to front of house to extend length of garage-utility room to be created off existing kitchen, within existing garage area. Window to be created on the gable wall from utility room.	PERMISSION GRANTED
	LA04/2022/1493/A	LOCDEV	Marks and Spencer Boucher Road Balmoral Plaza Boucher BT12 6HR.	Update to existing store branded signage. Graphic vinyl's to internal of windows as per proposed drawings. Update to branding on existing trolley bays.	PERMISSION GRANTED
	LA04/2022/1500/LDE	LOCDEV	20 Dromara Street Ormeau Road Belfast BT7 2EZ.	House in multiple occupation (HMO).	PERMITTED DEVELOPMENT

	Reference Number	Hierarchy	Location	Proposal	Application Status
	LA04/0000/4504/LDO	LOODEV	Education Authority 40	Default inhoment of main according	DEDMICCION ODANTED
	LA04/2022/1504/LBC	LOCDEV	Education Authority 40 Academy Street Belfast County Antrim BT12NQ.	Refurbishment of main reception including flooring, decoration and replacement suspended ceiling; replacement of side entrance aluminum door with aluminum window.	PERMISSION GRANTED
	LA04/2022/1532/DC	LOCDEV	Lands adjacent to and south east of the river Lagan west of Olympic Way of Queen's road Queen's Island Belfast BT2 9EQ.	Discharge of condition 37 LA04/2021/2280/F.	CONDITION DISCHARGED
	LA04/2022/1533/DC	LOCDEV	Lands adjacent to and south east of the river Lagan west of Olympic Way of Queen's road Queen's Island Belfast BT2 9EQ.	Discharge of condition 39 LA04/2021/2280/F.	CONDITION DISCHARGED
Page 29	LA04/2022/1534/DC	LOCDEV	Lands adjacent to and south east of the river Lagan west of Olympic Way of Queen's road Queen's Island Belfast BT2 9EQ.	Discharge of condition 45 LA04/2021/2280/F.	CONDITION DISCHARGED
J	LA04/2022/1535/DC	LOCDEV	Lands adjacent to 14 College Square North and south of 62- 76 Hamill Street Belfast.	Discharge of condition 19 LA04/2018/1719/F relating to archeological works	CONDITION DISCHARGED
	LA04/2022/1540/F	LOCDEV	10 Lisvarna Heights Belfast BT12 4PN.	Single storey rear extension.	PERMISSION GRANTED
	LA04/2022/1543/CONTPO	LOCDEV	20 Marlborough Park North Belfast BT9 6HJ.	Neighbours have requested that width be trimmed as they overhang gardens and block light.	WORKS TO TREES IN CA - AGREED
	LA04/2022/1546/F	LOCDEV	2 Donegall Park Avenue Belfast BT15 4ET	2 storey and single storey rear extension	PERMISSION GRANTED

	Reference Number	Hierarchy	Location	Proposal	Application Status
	LA04/2022/1547/F	LOCDEV	13A Glandore Avenue Belfast BT15 3FB	Single storey side extension	PERMISSION GRANTED
	LA04/2022/1550/LBC	LOCDEV	Belfast Harbour Office Corporation Square Belfast BT1 3AL	Repairs and refurbishment to all windows.	PERMISSION GRANTED
	LA04/2022/1554/DC	LOCDEV	150 Knock Road Belfast BT5 6QD.	Discharge of conditions 5 & 6 LA04/2021/2144/F relating to tree protection measures	CONDITION NOT DISCHARGED
Page 3	LA04/2022/1556/DC	LOCDEV	150 Knock Road Belfast BT5 6QD.	Discharge of condition 15 LA04/2021/2144/F relating to piling risk assessment	CONDITION NOT DISCHARGED
30	LA04/2022/1557/DC	LOCDEV	150 Knock Road Belfast BT5 6QD.	Discharge of condition 16 LA04/2021/2144/F updated Risk Assessment	CONDITION NOT DISCHARGED
	LA04/2022/1568/DC	LOCDEV	753 Antrim Road and lands to the east of nos 751-755 Antrim Road Belfast BT15 4EN.	Discharge of condition 8 LA04/2019/2255/F.(drainage assessment)	CONDITION NOT DISCHARGED
	LA04/2022/1572/DC	LOCDEV	531 Antrim Road Belfast BT15 3FE.	Discharge of condition 7 LA04/2020/0118/F.	CONDITION NOT DISCHARGED
	LA04/2022/1573/DC	LOCDEV	531 Antrim Road Belfast BT15 3FE.	Discharge of condition 10 LA04/2020/0118/F.	CONDITION NOT DISCHARGED

	Reference Number	Hierarchy	Location	Proposal	Application Status
	LA04/2022/1574/DC	LOCDEV	531 Antrim Road Belfast BT15 3FE.	Discharge of condition 11 LA04/2020/0118/F.	CONDITION NOT DISCHARGED
	LA04/2022/1575/DC	LOCDEV	531 Antrim Road Belfast BT15 3F.	Discharge of condition 16 LA04/2020/0118/F.	CONDITION NOT DISCHARGED
	LA04/2022/1576/F	LOCDEV	33 Glenburn Park Belfast BT14 6TF.	Double storey rear extension; Single storey infill extension in existing yard; New openings in existing house, and internal alterations.	PERMISSION GRANTED
Page (LA04/2022/1584/F	LOCDEV	16 Eastleigh Drive Belfast BT4 3DX.	Single storey rear extension.	PERMISSION GRANTED
<u>3</u>	LA04/2022/1592/LDE	LOCDEV	Rose Terrace 21 Chlorine Gardens Belfast BT9 5DL.	House in Multiple Occupancy (HMO).	PERMITTED DEVELOPMENT
	LA04/2022/1596/LDE	LOCDEV	6 Thalia Street BT12 5PT.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
	LA04/2022/1627/LDE	LOCDEV	47 Melrose Street Belfast BT9 7DL	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
	LA04/2022/1660/F	LOCDEV	313 Finaghy Road North Belfast.	Single storey side extension.	PERMISSION GRANTED

	LA04/2022/1662/CONTPO	LOCDEV	Cyprus Avenue Belfast.	Works to 14 street trees along Cyprus Avenue.	WORKS TO TREES IN CA - AGREED
	LA04/2022/1671/CONTPO	LOCDEV	23 Kings Road Belfast BT5 6JF.	Reduction require to 1 pine tree in rear garden.	WORKS TO TREES IN CA - AGREED
	LA04/2022/1674/DC	LOCDEV	Lands at and surrounding St Gemmas School and the Flax Centre Ardoyne Avenue Belfast.	Discharge of conditions 4 & 6 LA04/2019/2153/F.	CONDITION DISCHARGED
Page 32		LOCDEV	43a Malone Park Belfast.	Pruning works to 10 trees	WORKS TO TREES IN CA - AGREED
	LA04/2022/1690/LDE	LOCDEV	72 Edinburgh Street Belfast BT9 7DT	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
	LA04/2022/1702/DC	LOCDEV	13-25 Castle Lane Belfast BT1 5DA.	Discharge of condition 16 LA04/2022/0535/F.	CONDITION DISCHARGED
	LA04/2022/1730/LDE	LOCDEV	28 Ashley Avenue Belfast BT9 7BT.	House in Multiple Occupancy (HMO).	PERMITTED DEVELOPMENT

Proposal

Application Status

Reference Number

Hierarchy Location

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1733/A	LOCDEV	Unit 6 Boucher Square Boucher Crescent Belfast BT12 6HU.	Illuminated LED external signage to shopfront and illuminated LED internal hanging signage. Painted logo directly on the landlord surface.	PERMISSION GRANTED
LA04/2022/1772/CONTPO	LOCDEV	Flat 5 Osborne Park House64 Osborne Park Belfast BT9 6JP.	Works to 1 tree.	WORKS TO TREES IN CA - AGREED
LA04/2022/1775/LDP	LOCDEV	11 Finaghy Park North Belfast BT10 0HQ	Proposed change of use from a dwelling and B & B to solely a dwelling.	PERMITTED DEVELOPMENT
LA04/2022/1845/CONTPO	LOCDEV	90 Marlborough Park North Belfast BT9 6HL.	Works to 1 tree.	WORKS TO TREES IN CA - AGREED
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Agenda Item 6a

PLANNING COMMITTEE - 16 AUGUST 2022

APPEALS NOTIFIED

COUNCIL: BELFAST

No new appeals received

APPEAL DECISIONS NOTIFIED

ITEM NO 1 PAC REF: 2021/E0054

PLANNING REF: LA04/2021/2040/LDP

RESULT OF APPEAL: DISMISSED

APPLICANT: Mr Joe Rea

LOCATION: 66 Knock Road, Belfast

PROPOSAL: Rear kitchen/living room extension

ITEM NO 2 PAC REF: 2021/A0114

PLANNING REF: LA04/2020/0932/F

RESULT OF APPEAL: DISMISSED

APPLICANT: Mr Richard Murphy

LOCATION: 27 Viewpoint Park, Belfast

PROPOSAL: Detached infill dwelling

ITEM NO 2 PAC REF: 2021/A0157

PLANNING REF: LA04/2021/0734/F

RESULT OF APPEAL: ALLOWED

APPLICANT: CIYMS Club

LOCATION: CIYMS Sports Grounds, 91 Circular Road, Belfast

PROPOSAL: Appeal to vary Conditions 1 and 2 to a permanent approval to that applied for

and for the use to be continuous in inclement weather as well as for winter. Application LA04/2021/0734/F - Provision of winter cover over existing cricket

practice nets



Appeal for Non-Determination

Summary			
Committee Meeting Date: 18th October 2022	Item Number:		
Application ID: LA04/2022/0810/F	Target Date:		
Proposal:	Location:		
Change of Use from Shop Unit to Hot Food Take Away.	Unit 2 142 Stewartstown Road opposite junction of Stewartstown Road and Suffolk Road, Belfast BT11 9NB		
Referral Route: The decision would have been delegated but the application is now subject to an appeal for non-determination.			
Recommendation:	That the appeal is allowed and planning permission is granted subject to conditions		
Applicant Name and Address: Cedareast Investments Ltd 43 Lockview Road Belfast BT9 5JF	Agent Name and Address: Inaltus Limited 15 Cleaver Park Belfast BT9 5HX		

Background

This application was submitted to the Council on 22 April 2022. Section 60 of the Planning Act (Northern Ireland) 2011 enables an applicant to lodge an appeal for non-determination to the Planning Appeals Commission (PAC) if a decision is not taken by the Council within the prescribed time (15 weeks for a Local application).

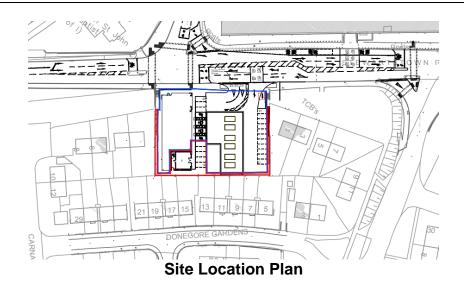
The applicant submitted a non-determination appeal to the PAC on 01 July 2022. The decision to determine the proposal now rests with the PAC. As part of the appeal process, the PAC has requested an opinion from the Council as to its position at the appeal and whether planning permission should be granted.

A previous application for a very similar proposal was scheduled to be considered by the Planning Committee in January 2022 (LA04/2020/2615/F), however, the application was withdrawn by the applicant before the meeting (see Planning History section of this report for further details). The previous application was recommended for refusal (see previous Committee report at **Appendix 1**). However, given the changes to the proposal including that the proposed acoustic barrier is now within the application site, the fall-back of the lawful retail use of the unit which could also have potential for noise disturbance and that Environmental Health offers no objection, it is considered that the proposal is acceptable. In view of this background, this appeal for non-determination is brought before the Committee.

The purpose of this report is to ask the Committee what the Council's position will be at the appeal. Having regard to the assessment in this report, the officer recommendation is that the appeal should be allowed and planning permission granted subject to conditions.

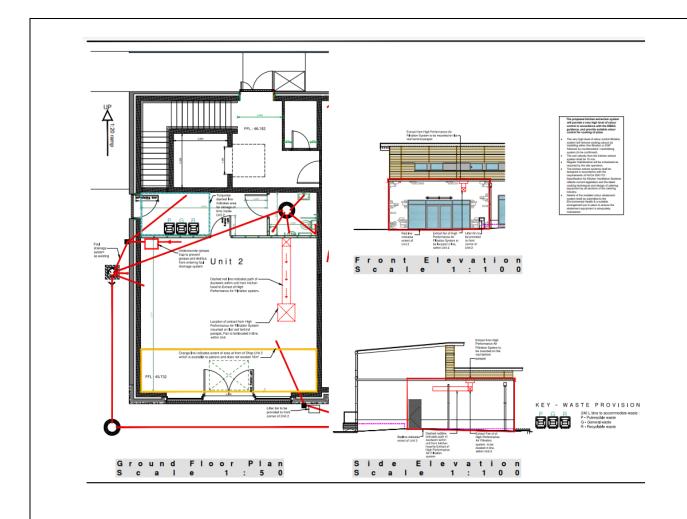
Case Officer Report

Site Location Plan





Site Layout



Floor Plan and Elevations

Chara	cteristics of the Site and Area
1.0 1.1	Description of Proposed Development The appeal relates to the Council's non-determination of an application for change of use from Shop Unit to Hot Food Take Away.
2.0 2.1	Description of Site and Surrounding Area The appeal site comprises a petrol filling station located opposite the junction of the Stewartstown Road and Suffolk Road and Woodbourne PSNI Station.
2.2	The site sits below the level of the road and is 0.13 hectares in size. There are residential properties on three sides to the east, west and south of the site. The site is generally flat and rectangular shaped. Vehicular access is via one access from the north of the site. Steps on both the eastern and western boundaries of the site give access to residents of Cranmore Park and Donegore Gardens. The existing unoccupied shop unit is contained within the building which is subdivided with the primary unit serving as a retail shop associated with the petrol station.
2.3	There are a mix of land uses in the surrounding area. A police station and church are located directly opposite the site. Beyond this on the Suffolk Road at a distance of approximately 130m from the site is a Costcutter, post office, coffee shop, pharmacy and day nursery. There is adjoining housing on both sides and at the rear.
Planni	ng Assessment of Policy and other Material Considerations
3.0	Planning History
3.1	Z/2009/0240/F Manual car wash facility with associated container (variation of condition (time limit)
3.2	Z/2010/0306/F Erection of 4 no. retail units (including demolition of the existing shop units) Permission granted 01.06.2010
3.3	Z/2011/0572/0 Construction of healthcare village comprising of a doctor's surgery, pharmacy, opticians, physiotherapy and creche with associated car parking. Permission granted 03.01.2012
3.4	Z/2011/1089/F Manual Carwash Facility with associated container. Permission granted 23.11.2011
3.5	LA04/2016/1360/F, Proposed filling station, shop, 2no. retail units, forecourt canopy and associated petroleum installation, Permission Granted, 24.04.2018
3.6	LA04/2020/2615/F Hot Food Take Away Unit with associated site works – application withdrawn
4.0	Policy Framework
	Statutory Development Plan
4.1	Belfast Urban Area Plan 2001
	<u>Draft Development Plan</u>
4.2	Draft Belfast Metropolitan Area Plan 2015 (v2004)

	Draft Belfast Metropolitan Area Plan 2015 (v2014)
	Regional Planning Policies
4.3	Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement 2015 PPS 3 – Access, Movement and Parking Development Control Advice Note 4: Restaurants, Cafes and Fast-Food Outlets Parking Standards (2005)
	Other relevant material considerations
4.4	Belfast Agenda Community Plan (2018)
	Development Plan Context
4.5	Following the Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the advanced stage at which draft BMAP had reached preadoption through a period of independent examination, the policies within dBMAP (v2014) are considered to hold significant weight, other than policies relating to retail policy at Sprucefield, Lisburn, which remain contentious.
4.6	The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during this transitional period existing policies will be applied including the SPPS and relevant PPSs.
5.0	Statutory Consultee Responses
5.1	Statutory Consultees Responses
5.2	DFI Roads – No objection
5.3	NI Water – No objection
6.0	Non-Statutory Consultees Responses
6.1	Environmental Health – No objections subject to conditions
7.0	Representations
7.1	The application was neighbour notified and advertised in the local press. No
	representations have been received.
8.0	Assessment
8.1	The key issues to be considered at the appeal are:
	 Principle of a hot food takeaway in this location Impact on the character and appearance of the area Access/Parking
	Impact on neighbouring amenity

Principle of a hot food takeaway in this location

- The wider site contains a modern petrol station, forecourt and a retail shop. The proposed unit is contained with the existing building and was approved as a retail unit under planning permission LA04/2016/1360/F. The site is "white land" within the BUAP and dBMAP.
- 8.3 Development Control Advice Note 4: Restaurants, Cafes and Fast-Food Outlets (DCAN 4) provides guidance on hot food takeaways. Paragraph 4.4 states that sites not within a town centre or district/local centre will be determined on their own particular merits. The appeal site is not within the town centre or a district/local centre. However, it is not unusual for hot food outlets to be provided at petrol filling stations. The site has planning permission for retail units under LA04/2016/1360/F and the historical use of the site was retail. Offerings associated at petrol filling stations have evolved in recent years with other services such as restaurants, coffee shops, take away shops, delis, amenity areas and bakeries available. The adjacent Centra retail store offers hot food via a deli counter. On the basis of the history and commercial nature of the site, and that the proposal would not undermine retail policy and town centre first approach, it is considered that the principle of the proposed use is acceptable.
- 8.4 DCAN 4 sets out the considerations of noise, smell, refuse, car parking and provision for people with disabilities as the key factors to be taken into account. These considerations will be assessed later in the report.

Impact on the character and appearance of the area

- The proposal is for a change of use with limited external changes other than the provision of CCTV security cameras, an extract mounted on the roof as part of the air filtration system and bins to the front which assist with amenity and controlling litter. No external alterations are proposed to the unit and the proposal is for a change of use only. The proposed unit extends to 76.1 sqm. It has a shop front and double doors from the car park and a side service yard door. The shop front is finished in stone cladding. The unit has level access from the pavement in front and the car park. It is proposed that the customer space is 16 sqm at the front of the unit with the food cooking area about 44 sqm and a store of about 11.6 sqm and a toilet of 4.4 s m.
- The side door provides access to a rear store where bins and waste can be gathered. The bins storage for this unit would be in the store. The applicant has indicated that bins will be taken in and out of the premises through the gable door and along the access route to be emptied from the forecourt on a regular basis. The application site boundary specifically includes the acoustic fence along the boundary to the nearest residential properties along Donegore Gardens. This fence will help mitigate potential noise impacts.

Access/Parking

8.7 The proposed access is from an existing access from the Stewartstown Road which is used for the petrol station. Visitors to the site will be able to use existing access and parking arrangements. The wider site contains 24 car parking spaces. Car parking for 5 cars is identified within the application site though there is nothing to prevent other patrons visiting the petrol station from using these spaces. The site access and car parking layout were previously approved under the reference LA04/2016/1360/F. DFI Roads were consulted and have no objections. It is considered that the proposed access and parking arrangements are acceptable and comply with PPS 3.

Impact on neighbouring amenity

The proposed hot food takeaway is located along the southern boundary of the site and within close proximity of properties at Donegore Gardens. Paragraph 5.1 of DCAN 4 states that account should be taken of the potential for:

- noise disturbance;
- smells and fumes;
- refuse and litter;
- traffic considerations and car parking; and
- provision for people with disabilities.
- As part of the construction for the petrol station development an acoustic barrier was erected. A strip of landscaping has also been planted along this boundary. Environmental Health was consulted and requested a noise impact assessment and odour assessment which has been provided. As a result, Environmental Health has no objections subject to conditions relating to operational hours, collection and delivery times and noise and odour mitigation measures.
- 8.10 The proposed bin storage is internal and a litter bin for customers would be located to the front. This arrangement is considered to be acceptable.
- 8.11 In order to mitigate against general nuisance, the hours of operation of the hot food unit should be conditioned. The petrol filling station development operates under a planning condition that limits the opening hours of the three units to between 0700 hours and 2300 hours on any day. The proposed hot food unit should be subject to the same restricted hours of use.
- 8.12 The proposal includes all details for how a hot food operation would operate providing details of extraction, refuse, customer and staff areas, parking and mitigation measures to ensure no detriment to amenity of residents occurs.
- 8.13 Hot food sales are already capable of being provided on this site as an ancillary element of the retail unit itself, and as previously discussed *Centra* provides an ancillary hot food counter without evidently causing any nuisance or disturbance to neighbouring properties. It is considered that the proposal will not have an adverse impact on residential amenity.

10.0 Summary of Recommendation:

10.1 It is recommended that planning permission should be granted subject to conditions.

11.0 Recommended Conditions

1: The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2: The rated sound level (dB LAr) from the operation of all combined plant and equipment, associated with the hereby permitted development, shall not exceed the background sound level during the day time period (07:00 to 23:00) and the background sound level during the night time period (23:00 to 07:00) when measured and determined at 1m from the façade of any nearby noise sensitive receptor, in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.

Reason: Protection of residential amenity

3: The hot food takeaway unit hereby approval shall not operate outside the hours of 0700 to 2300 on any day.

Reason: Protection of residential amenity

4: Commercial collections from and deliveries to the hereby permitted hot food takeaway shall not take place outside the hours of 0700 to 2300 on any day.

Reason: Protection of residential amenity

5: No operations shall commence at the hereby permitted hot food takeaway until the kitchen extraction and odour abatement system capable of achieving a very high level of odour control, as presented within the AONA Environmental Consulting Ltd report entitled 'Odour Impact Assessment Report, Proposed Change of Use of Existing Retail Unit to provide Hot Food Unit at 140 Stewartstown Road, Belfast', dated April 2022 and as illustrated on drawing from CLARMAN entitled 'Unit 2 Plan & Elevations', (Drawing number 03-01, Revision B, dated January 2021) has been installed in accordance with the approved details. The approved system must be retained thereafter at all times.

Reason: Protection of residential amenity

6: The kitchen extract system shall discharge at a velocity of 15m/s as per the AONA Environmental Consulting Ltd report entitled 'Odour Impact Assessment Report, Proposed Change of Use of Existing Retail Unit to provide Hot Food Unit at 140 Stewartstown Road, Belfast', dated April 2022 and as detailed on drawing from CLARMAN entitled 'Unit 2 Plan & Elevations' (Drawing number 03-01, Revision B, dated January 2021).

Reason: Protection of residential amenity

7: The acoustic barrier along the southern perimeter of the site shall be permanently retained in accordance with the details approved as part of planning permission LA04/2016/1360/F.

Reason: To safeguard the amenities of the area.

8: The development shall not be occupied until the refuse and recycling storage area has been provided in accordance with the approved plans and shall be retained as such at all times.

Reason: To safeguard the amenities of the area.

	ANNEX	
Date Valid	29th April 2022	
Date First Advertised	20th May 2022	
Date Last Advertised		
Details of Neighbour Notification (all a	ddresses)	
The Owner/Occupier,		
1 Blacks Road,Belfast,Antrim,BT11 9LS		
The Owner/Occupier,		
11 Donegore Gardens,Belfast,Antrim,BT	11 9NA	
The Owner/Occupier,	44.0NA	
13 Donegore Gardens,Belfast,Antrim,BT	I I 9NA	
The Owner/Occupier, 15 Donegore Gardens,Belfast,Antrim,BT11 9NA		
	II SNA	
The Owner/Occupier, 17 Donegore Gardens, Belfast, Antrim, BT11 9NA		
The Owner/Occupier,		
19 Donegore Gardens,Belfast,Antrim,BT11 9NA		
The Owner/Occupier,		
2 Carnanmore Park, Belfast, Antrim, BT11 9LX		
The Owner/Occupier,		
21 Donegore Gardens,Belfast,Antrim,BT11 9NA		
The Owner/Occupier,		
5 Donegore Gardens, Belfast, Antrim, BT11 9NA		
The Owner/Occupier,		
7 Donegore Gardens,Belfast,Antrim,BT11 9NA		
The Owner/Occupier,		
9 Donegore Gardens, Belfast, Antrim, BT11 9NA		
The Owner/Occupier,		
Unit 1,140 Stewartstown Road, Dunmurry, Antrim, BT11 9NB		
The Owner/Occupier, Linit 2 140 Stowartstown Bood Dunmurry Antrim RT11 ONR		
Unit 2,140 Stewartstown Road, Dunmurry, Antrim, BT11 9NB The Owner/Occupier,		
Unit 3,140 Stewartstown Road, Dunmurry, Antrim, BT11 9NB		
Date of Last Neighbour Notification	26th May 2022	
Date of EIA Determination		
ES Requested	No	

Appendix 1 – Report to January Planning Committee for application LA04/2020/2615/F

Committee Report

Development Management Report			
Application ID: LA04/2020/2615/F	Date of Committee: Tuesday 18th January 2022		
Proposal: Hot Food Take Away Unit with associated site works	Location: Lands opposite junction of Stewartstown Road and Suffolk Road Belfast BT11 9NB		
Referral Route: Referred by the Director of Planning and Building Control			
Recommendation:	Refusal		
Applicant Name and Address: Cedar Investments Ltd 43 Lockview Road Belfast BT9 5JF	Agent Name and Address: Inaltus Ltd 15 Cleaver Park Belfast BT9 5HX		

Executive Summary:

The proposal is for a building for use as a hot food take away unit with associated site works. A building on this site has been previously approved as a retail unit as part of an application approved under the reference LA04/2016/1360/F for a petrol filling station, shop and 2 retail units. The PFS and retail units are currently under construction.

The application is brought before committee due to the representations received.

The site is unzoned white land within BUAP and dBMAP.

The key issues to be considered are:

- Principle of a hot food takeaway in this location
- Character/Layout/Design
- Access/Parking
- Impact on neighbouring amenity

In principle a hot food takeaway at this location may be acceptable, where the use does not conflict with adjacent land uses.

The application has been neighbour notified and advertised and 45 objections have been received from local residents raising issues including, impact on neighbouring amenity, traffic, parking, noise, bin storage.

The proposal is located in close proximity to a number of residential properties, DCAN 4 recognises the potential for impacts from noise and nuisance that can result from such uses.

Consultees: EHO are satisfied subject to the imposition of conditions in respect of operating hours, plant/equipment noise levels and odour control. DFI Roads offer no objection.

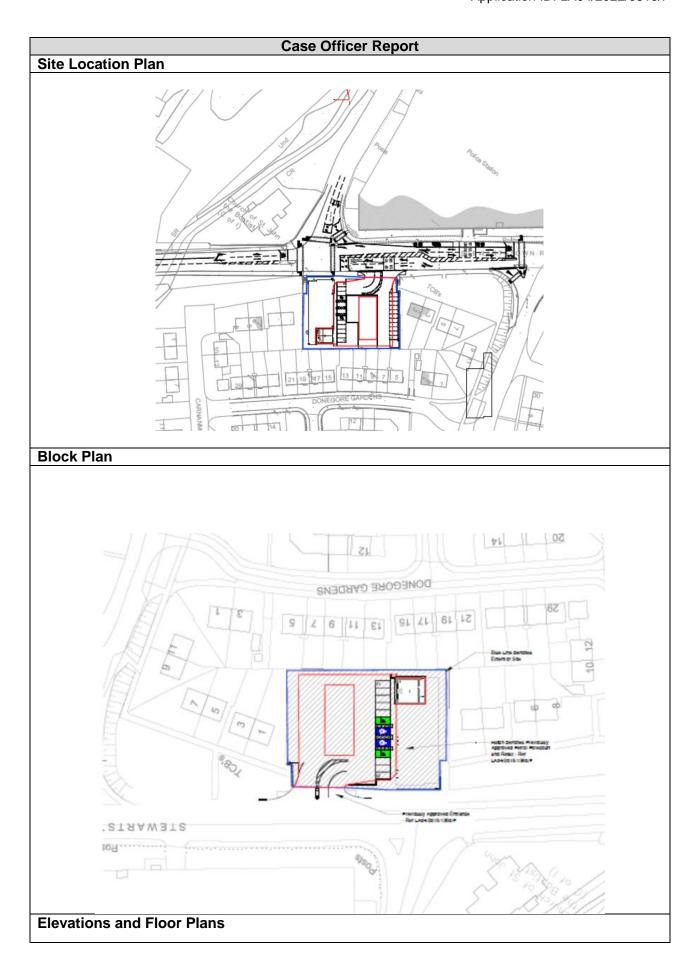
A concern remains however in respect of amenity in this case. Local residents perceive that a hot food bar (HFB) at this location will result in noise and nuisance. Whilst an acoustic barrier formed part of the previous application located along the south eastern boundary this was in relation to a retail unit and petrol filling station and is outside the red line of this application. It is considered that the nature of the proposed use has the potential to result in an unacceptable adverse impact on residential amenity due to

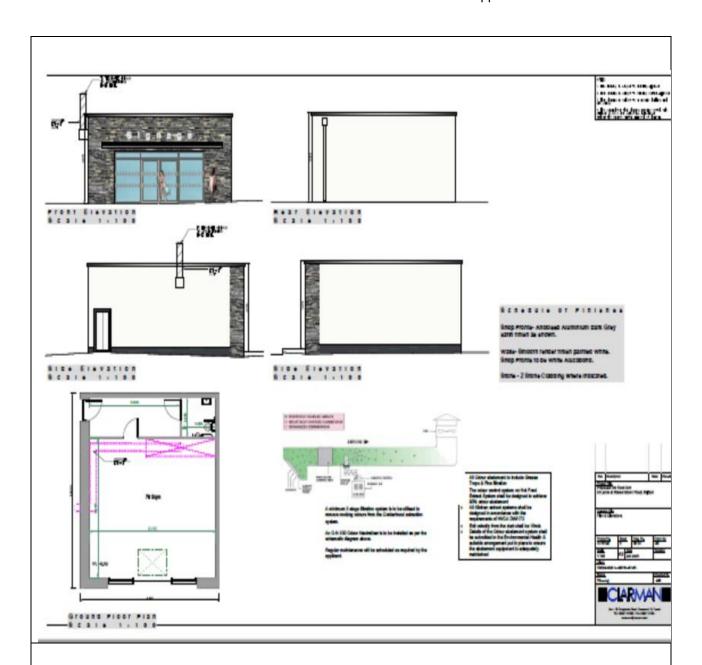
the potential for noise, disturbance and nuisance given the proximity to neighbouring residential properties as set out in DCAN 4; and that the proposal is not in compliance with the SPPS in that the proposed development will cause demonstrable harm to interests of acknowledged importance.

Recommendation

Having regard to the Development Plan and all other relevant material considerations, the proposal is considered unacceptable and refusal is recommended for the reasons set out in the case officer report below.

Committee is requested to delegate authority for the final wording of refusal reasons to the Direction of Planning and Building Control.





Characteristics of the Site and Area

1.0 Description of Proposed Development

Proposed Hot Food Take Away Unit with associated site works

2.0 Description of Site

The site is located opposite the junction of the Stewartstown Road and Suffolk Road and Woodbourne PSNI Station. The site sits below the level of the road and is 0.13 hectares in size. There are residential properties on three sides to the east, west and south of the site. The site is generally flat and rectangular shaped. Vehicular access is via one access from the north of the site. Steps on both the eastern and western boundaries of the site give access to residents of Cranmore Park and Donegore Gardens.

There are a mix of land uses in the surrounding area. A police station and church are located directly opposite the site. Beyond this on the Suffolk Road at a distance of

	approximately 130m from the site is a Costcutter, post office, coffee shop, pharmacy and day nursery.		
Plann	ing Assessment of Policy and other Material Considerations		
3.0	Site History		
	Z/2009/0240/F Manual car wash facility with associated container (variation of condition(time limit))		
	Z/2010/0306/F Erection of 4 no. retail units (including demolition of the existing shop units) Permission granted 01.06.2010		
	Z/2011/0572/0 Construction of healthcare village comprising of a doctor's surgery, pharmacy, opticians, physiotherapy and creche with associated car parking. Permission granted 03.01.2012		
	Z/2011/1089/F Manual Carwash Facility with associated container. Permission granted 23.11.2011		
	LA04/2016/1360/F, Proposed filling station, shop, 2no. retail units, forecourt canopy and associated petroleum installation, Permission Granted, 24.04.2018		
4.0	Policy Framework		
4.1	Belfast Urban Area Plan 2001		
4.2	Draft Belfast Metropolitan Area Plan 2004, 2015 Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached preadoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.		
4.3 4.4	Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement 3: Access, movement and parking		
4.5	Development Control Advice Note 4: Restaurants, Cafes and Fast Food Outlets		
5.0	Statutory Consultees Responses DFI Roads- No objection		
6.0	Non Statutory Consultees Responses Environmental Health- No objections PSNI- No response		
7.0	Representations		
	The application was neighbour notified most recently on the 13 th October 2021 and advertised in the local press most recently on the 26 th March 2021. 45 representations were received and are summarised below:		
	Junction poses dangers to motorists and pedestrians		
	Case Officer's response: DFI Roads offer no objection to the proposed layout.		
	Interface- potential violence		
	Case Officer's Response: Any violence is a matter for the police.		

PSNI objected to previous application

Case Officer's Response: The PSNI have been consulted and have not responded, the PSNI previously objected to the proposed entrance to the petrol filling station. DFI Roads were consulted and had no objection.

Noise, smell, illumination and traffic impact to Donegore Gardens

Case Officer's Response: The impact to neighbouring properties has been considered within the report.

Anti-social behaviour

Case Officer's Response: Anti-social behaviour is a matter for the police.

Traffic Management plan should accompany application

Case Officer's Response: This is not required given the scale of the proposal, DFI Roads were consulted and had no objection.

Proposal fails to meet parking standards

Case Officer's Response: DFI Roads were consulted and are satisfied that adequate parking has been provided.

Loss of locked secure space replaced by open forecourt

Case Officer's Response: The conditions of the approval LA04/2016/1360/F remain

 Applicant cannot seek a revision of previous proposal which is neither completed nor substantially complete. The application for a standalone hot food takeaway is not appropriate.

Case Officer's Response: An application was submitted for a change of use of the approved retail unit to a hot food takeaway, the previous approval was not substantially complete and therefore the application was invalid. This application has been submitted as a standalone application and is valid.

Site location plan is incorrect.

Case Officer's Response: Amended site location plan has been submitted.

• All access works should be included in application

Case Officer's Response: Access works are shown on the proposed plan.

 Previous approval included a 1.8m acoustic fence which has not been included in this application,

Case Officer's Response: Council do not believe the 1.8m fence will be sufficient mitigation to prevent an unacceptable impact to neighbouring amenity.

 Figures in Q25 appear to be incorrect by stating there are existing visitors to the site and nos. predicted is low when compared to other hot food takeaways in the area.

Case Officer's Response: Construction was ongoing at the time the application was submitted, the objector has provided no evidence to substantiate claims that figures put forward were low when compared to other hot food takeaways. The council have no reason to dispute the figures and DFI Roads had no objections.

• DFI Roads referred to additional info provided by the applicant in relation to Q25, this is not available on the portal,

Case Officer's Response: The applicant was asked to confirm the sales floor space and this has been reflected in an amended floor plan. The DFI Roads consultation response provides the details of this without the need for emails to uploaded to the portal.

Discrepancy between email and Q24 in P1 form.

Case Officer's Response: The overall floorspace has been provided in the P1 form, the fit out of the unit has been amended in a floor plan as reflected in the response from DFI Roads.

 A list of additional info that should have been provided and additional consultees,

Case Officer's Response: The additional information is not necessary for an application of this scale.

 No details of hours of operation and site will be controlled outside of these hours.

Case Officer's Response: These have been conditioned by Environmental Health.

Incompatible with surrounding area

Case Officer's Response: Officers agree

• Irwin Carr Consulting submitted report raising concerns with the submitted noise and odour report and the response from Environmental Health.

Case Officer's Response: Environmental Health have responded to the issues raised but officers' concerns remain.

Building height

Case Officer's Response: The single storey building is as approved under the previous approval. Under the previous approval the building height raises to two storey to the rear of the single storey.

Bin storage

	Case Officer's Response: whilst bin storage is provided under the previous approval, there is none provided with this proposal.
8.0	Other Material Considerations None
8.1	Any other supplementary guidance Parking Standards
9.0	Assessment
9.1	Process Matter A planning application was originally submitted for a change of use of the approved retail unit to a hot food takeaway, however as the previous approval LA04/2016/1360/F was not constructed, the application was made invalid, and the agent was advised that the whole scheme would need to be applied for in full to include the proposed amendment. The agent subsequently proposed to submit a standalone application for a separate hot food takeaway building. As this was a valid application in its own right, it was accepted and processed as such.
9.2	Assessment
	The key issues to be considered are: Principle of a hot food takeaway in this location Character/Layout/Design Access/Parking Impact on neighbouring amenity It is considered that the proposal is not in compliance with the SPPS in that the proposed development will cause demonstrable harm to interests of acknowledged importance which are considered below.
	Principle of a hot food takeaway in this location The proposed site is a brownfield site which was occupied in part by a Co-op until 2008. Currently construction is ongoing for a petrol filling station, shop and 2 retail units approved under the reference LA04/2016/1360/F. The site is designated as whiteland within the BUAP and dBMAP. DCAN 4 provides guidance on hot food takeaways. The proposed location is not within the town centre or a district/local centre. Paragraph 4.4 states that any application not within a town centre or district/local centre will be determined on its own particular merits. The site has approval for retail units under LA04/2016/1360/F and the historical use of the site as retail, and whilst it is not untypical for hot food bars to be located within contemporary PFSs, it is considered the use of a hot food takeaway is not compatible with this site and at this particular location within the site. The applicant is in ownership / control of the wider site and has placed the HFB closest to residential dwellings, which is poor in terms of layout.
	Character/Layout/ Design The proposed building is the same scale, massing and design of that approved under the application LA04/2016/1360/F. The modern design is compatible with the new use of the site. There appears to be no provision for waste storage and bins within the site.
	Access/Parking The proposed access is from the Stewartstown Road. The site contains 24 car parking spaces. The site access and car parking layout were previously approved under the reference LA04/2016/1360/F. DFI Roads were consulted and have no objections. It is

considered that the proposed access and parking arrangements are acceptable and comply with PPS 3.

Impact on residential amenity

The proposed hot food takeaway is located along the southern boundary of the site and within close proximity of properties at Donegore Gardens. Paragraph 5.1 of DCAN 4 recognises a number of factors that need to be taken into account, these are:

- noise disturbance;
- smells and fumes;
- refuse and litter;
- · traffic considerations and car parking; and
- provision for people with disabilities.

Environmental Health were consulted and requested a noise impact assessment and odour assessment which has been provided. As a result, Environmental Health have no objections subject to conditions.

While Environmental Health are of the opinion that noise concerns can be overcome with conditions, the surrounding residential context presents potential noise and nuisance concerns that the Council consider will have a significant impact on the surrounding residential area.

DCAN 4 states that the main sources of noise are vehicles, people and use of equipment and that these sources of noise are particularly noticeable in late evening. The guidance also recognises that take-away uses, which often generate frequent vehicle and pedestrian movements, can be particularly annoying and unacceptable. The weight to be attached to noise disturbance will be greater where there is an increased likelihood that customers will seek to park close to the premises.

The distance from the proposed takeaway to the boundary with dwellings on Donegore Gardens is approximately 3.1m while the distance to the rear elevations of nos. 15 and 17 Donegore gardens is approximately 14.9m. Parking provision is directly in front of the unit and close to the rear boundary with residents. Given the close proximity of dwellings to the hot food takeaway it is considered that the noise/ disturbance generated by vehicles and the movement of people will be unacceptable, especially in times of high volumes of traffic such as the evenings. The high number of objections from local residents demonstrate the concerns with noise and nuisance from such a use. In addition, no details have been provided in respect of adequate storage of refuse. Paragraph 5.6 of DCAN 4 states that concerns can be overcome with conditions but the council are not satisfied that the restriction of hours of operation or the fence granted under the previous application which is outside the application site will be sufficient to prevent an unacceptable level of nuisance/ disturbance.

9.3 Having regard for the policy context and the considerations above, the proposal is deemed unacceptable.

10.0 Summary of Recommendation: Refusal

11.0 Reasons for refusal

 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) Paragraphs 4.11 and 4.12 in that the proposal, if permitted, would result in an incompatible use in close proximity to residential dwellings due to the potential for an unacceptable adverse impact on neighbouring residential amenity through noise, disturbance and nuisance.

2. The development has failed to provide adequately for waste and bin storage within the site contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and guidance outlined in the Development Control Advice Noise 4 'Restaurants, Cafes and Fast-Food Outlets'.

Notific	Notification to Department (if relevant): N/A		
	ation to Dopartmont (in Totality). The		
Repres	sentations from Elected members: None		

	ANNEX	
Date Valid	9th March 2021	
Date First Advertised	26th March 2021	
Date Last Advertised	26 th March 2021	

Details of Neighbour Notification (all addresses)

The Owner/Occupier,

- 1 Blacks Road, Belfast, Antrim, BT11 9LS
- 10, Donegore Gardens, Belfast, Antrim, Northern Ireland, BT11 9NA

The Owner/Occupier,

11 Donegore Gardens, Belfast, Antrim, BT11 9NA

The Owner/Occupier,

- 13 Donegore Gardens, Belfast, Antrim, BT11 9NA
- 14, Donegore Gardens, Belfast, Antrim, Northern Ireland, BT11 9NA

The Owner/Occupier,

15 Donegore Gardens, Belfast, Antrim, BT11 9NA

The Owner/Occupier,

15, Blacks Road, Belfast, Antrim, Northern Ireland, BT11 9LS

The Owner/Occupier,

- 17 Donegore Gardens, Belfast, Antrim, BT11 9NA
- 17a, Carnanmore Park, Belfast, Antrim, Northern Ireland, BT11 9LX

The Owner/Occupier,

- 19 Donegore Gardens, Belfast, Antrim, BT11 9NA
- 19, Blacks Road, Belfast, Antrim, Northern Ireland, BT11 9LS



- 1a, Erris Grove, Belfast, Antrim, Northern Ireland, BT11 9LE The Owner/Occupier,
- 2 Carnanmore Park, Belfast, Antrim, BT11 9LX
- 20 Stewartstown Avenue Belfast Antrim
- 20, Ringford Crescent, Belfast, Antrim, Northern Ireland, BT11 9LG
- 21, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LU
- 21b, Carnanmore Park, Belfast, Antrim, Northern Ireland, BT11 9LX
- 22, Ringford Crescent, Belfast, Antrim, Northern Ireland, BT11 9LG
- 23, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LU
- 23b, Carnanmore Park, Belfast, Antrim, Northern Ireland, BT11 9LX The Owner/Occupier.
- 25, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LU The Owner/Occupier,
- 3 Donegore Gardens, Belfast, Antrim, BT11 9NA
- 3 Rosgoill Drive Belfast Antrim
- 33, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LU
- 34, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LW
- 4, Donegore Gardens, Belfast, Antrim, Northern Ireland, BT11 9NA
- 4, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LW The Owner/Occupier,
- 42, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LW The Owner/Occupier,
- 46, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LW The Owner/Occupier.
- 49, Blacks Road, Belfast, Antrim, Northern Ireland, BT11 9LS The Owner/Occupier.
- 5 Donegore Gardens, Belfast, Antrim, BT11 9NA

The Owner/Occupier,

- 54, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LW The Owner/Occupier,
- 59, Blacks Road, Belfast, Antrim, Northern Ireland, BT11 9LS The Owner/Occupier.
- 7 Donegore Gardens, Belfast, Antrim, BT11 9NA
- 88, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LW
- 8a, Donegore Gardens, Belfast, Antrim, Northern Ireland, BT11 9NA

The Owner/Occupier.

- 9 Donegore Gardens, Belfast, Antrim, BT11 9NA
- 9, Donegore Gardens, Belfast, Antrim, Northern Ireland, BT11 9NA

The Owner/Occupier,

Church Of St John The Baptist (C Of I), Stewartstown Road, Belfast, Antrim, BT11 9NB Crescent Belfast

Date of Last Neighbour Notification	13/10/2021
Date of EIA Determination	N/A
ES Requested	No

