

Document Pack

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



11 May 2012

MEETING OF TOWN PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room (Room G05), City Hall on Thursday, 17th May, 2012 at 4.30 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully

PETER McNANEY

Chief Executive

AGENDA:

1. Routine Matters
 - (a) Apologies
 - (b) Minutes
 - (c) Declarations of Interest
2. Routine Correspondence (Pages 1 - 2)
3. Presentation by representatives of the Planning Service on Houses in Multiple Occupation Subject Plan
4. Request for Deputations
5. Consultation on draft Supplementary Planning Guidance on PPS 4 Economic Development (Pages 3 - 20)

6. Delegated Authority
7. Deferred items still under consideration (Pages 21 - 26)
8. Appeal Dates Notified (Pages 27 - 28)
9. Streamlined Planning Applications Decisions Issued (Pages 29 - 38)
10. New Applications (Pages 39 - 54)
11. Reconsidered Items (Pages 55 - 58)
12. Schedule of Applications (Pages 59 - 80)

Town Planning Committee

Thursday 17 May 2012

Routine Correspondence

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

Department for Regional Development: Roads Service

1. Provision of Disabled Parking Bay at 13 Windsor Road

Department for Social Development

1. Notice of Intention to make a Vesting Order – land at 38 Bank Street

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

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Report to:	Town Planning Committee
Subject:	Consultation on draft Supplementary Planning Guidance on PPS 4 Economic Development
Date:	17th May 2012
Reporting Officer:	Michael McKenna, Planning and Transport Assistant, Ext 2551
Contact Officers:	Keith Sutherland, Planning and Transport Unit Manager, Ext 3578

1	Relevant Background Information
1.1	The Department of the Environment (DoE) on 26 th March 2012 released for public consultation draft Supplementary Planning Guidance on Policy PED 8 of PPS 4 'Development incompatible with Economic Development Uses'.
1.2	The draft Supplementary Planning Guidance aims to provide clarity to PPS 4 Policy PED 8 with particular attention paid to clarifying the circumstances when certain economic development uses will be considered incompatible with an existing or approved 'sensitive industrial enterprise' and should be refused planning approval.
1.3	Due to the four week consultation period provided by the DoE a Belfast City Council officer response was submitted pending Committee consideration and ratification by full Council.
1.4	Appendix 1 contains the Officer response for consideration by Members. Appendix 2 contains the DoE Consultation Document.

2	Key Issues
2.1	During consultation with internal Council Departments a number of issues were identified with the draft Supplementary Planning Guidance. The main issues are summarised below and identified in full detail in Appendix 1.

2.2	The consultation paper seeks to prioritise 'sensitive industries' ahead of other various types of other economic development uses. The DoE list of sensitive industries which would be protected includes pharmaceutical companies; medical products; food processing; electronics; and ICT. There are concerns that in the absence of clarification the proposed approach complicates the decision making process rather than offering clarity for these types of developments.
2.3	For the guidance to be effective it will require the Department to compile, maintain and make publicly available a list of what is considered to be sensitive industrial enterprises. The initial response suggested that there should be engagement with industry regulators to help formulate this list along with local councils.
2.4	The draft guidance recommends that the proposal is considered in relation to its proximity to the sensitive industrial enterprise. The document provides no further information on what will be considered a 'safe' distance in which a development use deemed incompatible will be able to gain planning permission. In this respect the supplementary planning guidance provides less clarity for developers and decision makers.
2.5	Whilst it is recognised that there may be very few cases where this policy guidance will deem a proposed use as incompatible, caution must be exercised in application of the policy in order to avoid any potential unintended consequences such as blighting of land or the migration of industry to less sustainable, more rural locations where there is a perception of better air quality.
2.6	There are a number of issues with the consultation document in terms of the Council's current responsibilities and potential future responsibilities. It is in the context of meeting various EU recycling and energy from waste requirements that there would be concerns in respect of this supplementary planning guidance placing an emphasis against perceived unclean land uses like waste management facilities.
2.7	The Council have received various expressions of interest from research and development companies and institutes keen to locate within the Council area. The Council would want to ensure that new environmental technology dealing with waste or renewable energy production is encouraged as it can create new jobs and generate significant economic activity and could be considered of high value in its own right.
2.8	The initial response advocated that the Department seeks to strike a balance in their approach to ensure new economic development activity is not compromised unnecessarily.

3	Resource Implications
	None

4	Equality and Good Relations Considerations
	None

5	Recommendations
	Members are requested to consider the response in Appendix 1 and agree a final response to be sent to the Department of Environment.

6	Decision Tracking
	Submit an agreed response to DoE

8	Documents Attached
	Appendix 1: Response to Public Consultation on draft Supplementary Planning Guidance on PPS 4 Economic Development
	Appendix 2: DoE Document: Public Consultation on draft Supplementary Planning Guidance on PPS 4 Economic Development

Response to the DoE public consultation on draft Supplementary Planning Guidance on Policy PED 8 'Development incompatible with Economic Development Uses'

1. Introduction and Background

- 1.1 In March 2012 the Department of the Environment (DoE) released for public consultation draft supplementary guidance on Policy PED 8 of PPS 4 'Development incompatible with Economic Development Uses'.
- 1.2 This document is a response from Belfast City Council to the DoE's Planning Policy Division on the above consultation.
- 1.3 The background to this draft Supplementary Planning Guidance is that in November 2010 Planning Policy Statement (PPS) 4 'Planning and Economic Development' was published by the DoE, which contained amongst other things, Policy PED 8 'Development incompatible with Economic Development Uses'.
- 1.4 The draft Supplementary Planning Guidance which is being consulted upon aims to provide clarity to PPS 4 Policy PED 8 with particular attention paid to clarifying the circumstances when certain economic development uses will be considered incompatible with an existing or approved 'sensitive industrial enterprise' and should be refused planning approval.
- 1.5 Policy PED 8 of PPS 4, which will remain unchanged, currently states that a proposal in the vicinity of an existing or approved economic development use may be refused if it is deemed incompatible with that use or would prejudice its future operations. Policy PED 8 allows the Department to refuse planning permission for new development to avoid jeopardising employment in the existing / approved enterprise.
- 1.6 The Council, having considered the consultation document, have identified a number of issues which are detailed in the response below.

2. Content of the Consultation Paper

- 2.1 The consultation paper, with reference to the public interest, seems to prioritise 'sensitive industries' ahead of other various types of other economic development uses. The Department's list of sensitive industries includes pharmaceutical companies; medical products; food processing; electronics; and ICT. The Council is of the opinion that the proposed approach complicates the decision making process rather than offering clarity for these types of developments.
- 2.2 The draft Supplementary Planning Guidance considers that waste management uses would be one type of development to be considered incompatible with 'sensitive industries'. Whilst waste management uses such as open landfill sites could perhaps be

considered as a source of air contamination modern waste processing activity is changing with emerging cleantech technology. Where waste management proposals can demonstrate that they meet the regulations on emissions, odours and dust and have no adverse impact on the surrounding environment there should be no issue of incompatibility.

- 2.3 There is an assumption that 'sensitive industries' are of higher value to the local economy. In this respect it must be recognised that waste management facilities are an integral part of local economies that have a crucial role to play in meeting of EU Targets and avoidance of EU surcharges related to waste diverted to landfill and energy from renewable sources. The value of waste management facilities to the economy must be considered both in terms of employment, sustainability and resource savings from avoiding EU charges.
- 2.4 Paragraph 1.5 of the consultation document states that the Department will consider the application of Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 1999 at an early stage of the application. The Council would consider that EIA screening should already take place for all applications likely to give rise to the prescribed emissions, not just applications in the vicinity of a 'sensitive industry'. Inclusion of this paragraph seems unnecessary and risks complicating the EIA screening process.
- 2.5 In paragraph 1.6 of the consultation document it is suggested that the requirements of existing non-planning legislation may not be of a sufficient standard to limit the contaminants in the air. It must be noted that the Council's Health and Environmental Services, a statutory consultee, can only consider planning proposals against the relevant legislation such as the Clean Neighbourhoods and Environment Act (Northern Ireland) 2011 and relevant EU Directives such as Directive 2008/50/EC of the European Parliament and of the Council of 21st May 2008 on ambient air quality and cleaner air for Europe, and cannot expand its comments to potential impact on the output of adjacent economic uses. In this light it must be clarified how the Department will assess what standard of air will be acceptable, how the acceptable level of air quality will be established and what will prevent existing uses demanding unreasonable levels of air quality. If the existing legislation is met in terms of odours and other emissions should the responsibility not lie with the existing business to take steps to ensure suitable working environments.
- 2.6 The draft guidance expands upon the three tests established in Policy PED 8. The first test considers whether the proposal is in the vicinity of an existing or proposed economic use. The Council would consider that it is essential for the Department to compile, maintain and make publicly available a list of what is considered to be sensitive industrial enterprises. The Council would recommend engagement with industry regulators to help formulate this list along with local councils. Clearer guidance is required to assist the categorisation and identification of 'sensitive industries' in order to provide greater certainty for developers and effective decision making.

- 2.7 The consultation document provides further guidance on the second policy test which will assess compatibility of the proposed use. Local Councils' Environmental Health Departments are identified as a key consultee for this policy test. As stated above the Council's Health and Environmental Services Department will comment on the planning application on the merits of the specific proposal as it would any other similar application regardless of the proximity of 'sensitive industries'; with consideration of the relevant legislation and council responsibilities in relation to public health, noise and odour issues. It is not within the Council's remit as part of the statutory planning consultation process to consider whether productivity and future operations of adjacent business uses could be impacted upon. In this regard, unless the Department indicates otherwise, the Council's role remains unchanged.
- 2.8 The draft guidance recommends that the proposal is considered in relation to its proximity to the sensitive industrial enterprise. The document provides no further information on what will be considered a 'safe' distance in which a development use deemed incompatible will be able to gain planning permission. In this respect the supplementary planning guidance provides less clarity for developers and decision makers. Whilst the Council acknowledges the Department's assertion that there will be very few cases where this policy will deem a proposed use as incompatible, caution must be exercised in application of the policy in order to avoid any potential unintended consequences such as blighting of land or the migration of industry to less sustainable, more rural locations where there is a perception of better air quality.
- 2.9 In addition to consulting with NIEA the Council would recommend that the relevant industry regulator is also consulted. This will enable the Department to ascertain if a certain use should be considered a sensitive industry, suitable for protection by Policy PED 8, whilst assisting the assessment of the potential impact of the proposed use on the existing / approved business.
- 2.10 The third policy test seeks to assess the potential impacts of the proposed use on the future operations of existing or approved sensitive industrial enterprise. Land acquisition and site availability are likely to be only two of the many challenges to be encountered by the Department when assessing the potential for diverting proposed investment to alternative sites as recommended in the draft guidance. The draft guidance suggests that the existing enterprise may be willing and able to take remedial steps in order to render the proposed use acceptable / compatible. How this would work in practice and be enforced is unclear and could prove extremely problematic from the perspective of both the existing business and the proposed development. There could be situations where the existing business decides not to take the necessary remedial action and could therefore be able to veto or stymie the proposed development. A suitable alternative to planning conditions for this type of arrangement has not been suggested but is required. The sensitive industry should take responsibility for all necessary measures to ensure the requisite working environment is present regardless of adjacent uses, this should be

encouraged in future planning approvals or support provided to sensitive industries by the Department.

- 2.11 The Department must be cautious in relation to placing economic interests above social and environmental interests. Compatibility with existing industries does not preclude compliance with all other planning policy and other requirements such as those in PPS 1, PPS 3 and PPS 11.
- 2.12 Paragraph 1.13 of the consultation document states that the planning authority will, along with the applicant, consider alternative sites. As referred to earlier in this response consideration of an alternative site will not be a straightforward process and obstacles such as land ownership, site acquisition and site location will have to be overcome and in many cases there may not be a practical solution as proposals are often developed on the basis of existing ownership or land availability. It is not clear how the potential differential costs between alternative sites would be considered or addressed.
- 2.13 Future planning approvals by the Department of sensitive industries must take into consideration the potential impact of future development of surrounding lands. The Department must be clear on how it intends to ensure approval of one sensitive development will not prejudice the development of large areas of land in the vicinity.

3. Operational Issues for Belfast City Council

- 3.1 The Council note a number of issues with the consultation document in terms of our current responsibilities and potential future responsibilities. The Council recognise that the Supplementary Planning Guidance does not change Policy PED8 of PPS 4 however it does place an emphasis on protection of what might be considered 'clean industries' compared to what seem to be perceived as 'dirty' industries of waste management and agri-food which could rightly be considered of extremely high value and very much in the public interest.
- 3.2 The Department will be aware that the Council are responsible for waste collection, amongst other things. The Department should also be aware that the EU Waste Framework Directive and Landfill Framework Directive require certain targets to be met on recycling rates and diversion of waste from landfill respectively, upon which the Council are obliged to act. It is in the context of meeting the aforementioned EU requirements that the Council would be reluctant to see this supplementary planning guidance placing an emphasis against perceived unclean land uses. There is a recognised need for Waste Management Facilities identified in the RDS and the EU requirements, not only on landfill and recycling but also in relation to renewable energy sites for waste management facilities, that should translate into adequate protection of lands for this use. As long as waste management proposals can demonstrate that they can meet the regulations on emission, odours and dust, and have no adverse impact on

the surrounding environment as required by PPS 11 there should be no issue of incompatibility except in very exceptional circumstances.

- 3.3 In respect to the Northforeshore site which has employment & industrial land use zoning with a key site requirement for waste management uses in the dBMAP, the Council would want to ensure that economic development is not prevented if the private sector developers are prepared to co locate waste management facilities i.e. Anaerobic Digester or bio-mass CHP Plant with glass houses for hydroponic / aquaculture food growing purposes. This is an emerging sector where there are business synergies between the two activities i.e. utilization of heat for growing and plant waste recycled into power.
- 3.4 The Council have received various serious expressions of interest from research and development companies and institutes keen to locate within the Council area in a business cluster that could have a mix of cleantech waste management activity with R&D, data storage, renewable energy, manufacturing and similar uses. It is important to ensure that not all R&D activity is considered to be incompatible with waste management / renewable energy activity. The Council would want to ensure that new environmental technology dealing with waste or renewable energy production is encouraged as it can create new jobs and generate significant economic activity and could be considered of high value in its own right. This is very much a new sector, and the Council would encourage the Department to strike a balance in their approach to ensure new economic development activity is not compromised.
- 3.5 In terms of the Council's Health and Environmental Services Department role as a statutory consultee on many planning applications the supplementary planning guidance does not change the remit of the Council Department's response. As mentioned above, impact of a proposed use on an existing operator in terms of its economic output, is not a consideration for the Environmental Health team.

4. Conclusions and Recommendations

- 4.1 Belfast City Council welcomes attempts to clarify existing policy where there will be a clear benefit to developers, decision makers, and the public interest in general. However as identified above the Council has a number of issues and questions about the draft supplementary planning guidance.
- 4.2 The Council recognises the need to grow the NI economy but it also wants to avoid priority being unfairly given to one particular type of economic use above another. With the improvements in environmental technologies and the growth in that sector as a high value industry the Council do not want to see the planning system unintentionally deter this type of development. The Council would therefore request that this supplementary guidance is only used in exceptional circumstances where all the detailed information has been considered by the Department and suitable consultees. In cases where sensitive industries are involved the Council see it as beneficial to consult with the relevant industry

regulator to aid the decision making process and the establishment of baseline information.

- 4.3 The draft supplementary guidance lacks a suitable definition of what will be considered a sensitive industry. The examples of sensitive industries provided in the consultation are extremely wide ranging and vague. It would be beneficial for the final document to be more precise either in its list of potential sensitive industries or in how it will identify the existing sensitive industries. In relation to compiling a list of the existing sensitive industries the Council would see this as essential and would consider again that engagement with relevant industry regulators could enhance this list before being made publicly available.
- 4.4 The list of potential sources of 'harmful air contamination' takes no account of the advances in waste management and renewable energy technologies. Refusal of planning permission on the basis of incompatibility must only be issued after all relevant information has been considered. Suggesting certain types of industries are incompatible with some high value uses could have serious consequences for existing sites, including reducing the development potential and land value because of existing uses.
- 4.5 The draft guidance provides very little information on what will be considered as an acceptable distance away from a sensitive industry for a potentially incompatible use to locate. The worst case scenario in his respect would be for large swathes of land adjacent to sensitive industries to be considered incompatible and therefore blighted. It will be a difficult task for the Department to assess the economic benefit of the existing use against the loss of development of land adjacent to this use.
- 4.6 It is unclear how the Department will process situations where there is an extant approval for a sensitive industry which has not yet been developed and a potentially incompatible use applies for planning permission with the intention of developing the proposal as soon as possible. It is not clear whether or not the Department could refuse a planning application based on the existence of a planning approval that has not yet been built and is close to expiring.
- 4.7 There are some key sites within the Council boundary which have the potential to accommodate a range of uses including a mixture of R&D, waste recovery and industry. It is with sites like this mind that the Council would request the guidance states that all applications will be considered on its own merits. What might be incompatible in one location and for one enterprise may not be incompatible in a different location.
- 4.8 The draft proposals for the planning authority to seek specialist advice when assessing applications (para 1.10, 1.11, 1.12), may be a prudent suggestion. However, the cost implications, together with the additional staff resource that may be required to assess these proposals would place an extra burden on the planning authority. The DoE do not currently have the specialist resources and Councils may not have the resources or the funding to assess the applications as per the guidance either now or on the transfer of planning functions under RPA.

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Public Consultation

Planning Policy Statement 4

**‘Planning and Economic
Development’**

**DRAFT SUPPLEMENTARY
PLANNING GUIDANCE -
Policy PED 8:**

**‘Development incompatible
with Economic Development
Uses’**

March 2012

How to give your views

You are invited to send your views on this Draft Supplementary Planning Guidance relating to Policy PED 8 'Development incompatible with Economic Development Uses' of Planning Policy Statement 4 'Planning and Economic Development'.

Comments should reflect the structure of the document as much as possible with references to paragraph numbers where relevant.

All responses should be made in writing and emailed to: planning.policy@doeni.gov.uk or sent by post to:

Draft SPG Policy PED 8 – PPS 4 Planning & Economic Development
Planning Policy Division,
Department of the Environment
Level 3 Millennium House
17 – 25 Great Victoria Street
Belfast
BT2 7BN

The consultation period will end on 23 April 2012

The document is available on the Planning NI website: www.planningni.gov.uk or can be obtained by telephoning 028 90 416946, textphone at (028) 9054 0642 or by writing to the above address.

The document is available in alternative formats; please contact us to discuss your requirements.

In keeping with our policy on openness, the Department intends to publish all responses received on its website.

At the end of the consultation period the Department will consider all comments received. Following this, the draft SPG will be amended as necessary and, having referred the revised document to the Northern Ireland Executive Committee for consideration; it will be published in final form.

Preamble

Planning Policy Statements (PPSs) set out the policies of the Department of the Environment on particular aspects of land use planning and apply to the whole of Northern Ireland. Their contents will be taken into account in preparing development plans and are also material to decisions on individual planning applications and appeals.

This document provides supplementary planning guidance to Policy PED 8 of PPS 4 'Planning and Economic Development', published in November 2010, and must be read in conjunction with the policies contained within this PPS.

The PPS has been subjected to an equality impact screening exercise in line with the statutory obligation contained in Section 75 of the Northern Ireland Act 1998. The outcome of this exercise indicated that the PPS is unlikely to have significant adverse implications for equality of opportunity or community relations. As this document provides guidance in relation to an existing policy within the PPS, it has not been subject to further screening for equality impact.

Nothing in this document should be read as a commitment that public resources will be provided for any specific project. All proposals for expenditure by the Department are subject to economic appraisal and will also have to be considered having regard to the overall availability of resources.

Draft Supplementary Planning Guidance

- 1.1 Policy PED 8 of PPS 4 seeks to safeguard existing or approved economic development uses from incompatible development that would prejudice future operations. This guidance note provides clarification in regard to the circumstances referred to in the policy where certain types of economic development use would be incompatible with existing or approved industrial undertakings requiring a particularly contaminant free environment. The latter are referred to in this guidance note as “sensitive industrial enterprises”.
- 1.2 There are background levels of contaminants in the air as a result of natural processes and normal human activity. However some industries, because of the nature of the product or processes, need a standard of air quality that is somewhat higher than the ambient levels required through legislation¹. Examples of such industries include pharmaceuticals (drugs manufacture, research and development), medical products (eg medical equipment and sterile packaging), food processing, electronics, information and communication technology (ICT) and general research and development. Many of these sectors also tend to represent the “higher value” end of the economic development spectrum offering employment in specialised jobs and significant sales in markets outside Northern Ireland. Often, an individual enterprise engaged in one of these sectors will be important to the local economy and may be significant to the regional economy. It is in the public interest to ensure that their operations are not unduly compromised through new development, including the expansion of existing enterprises, likely to result in harmful air contamination.
- 1.3 Harmful air contamination with the potential to impact upon ‘sensitive industrial enterprises’ can result from economic development activities that by their nature emit dust, odour, or other contaminants. Some sources of these emissions include the following:
- Dust - quarrying, manufacture of cement / concrete products, landfill
 - Odour (Particulate contamination) – agri-food business (eg intensive farms, dairies, slaughterhouses and rendering plants) and waste management activities (eg landfills, waste transfer stations, composting, land spreading, mechanical biological treatment facilities, hazardous waste treatment facilities, sludge treatment facilities)
 - Smoke – waste management activities, some manufacturing processes, activities involving volatile organic compounds, waste oil processing installations
 - Microbial contamination (micro organisms and particles) – agri-food business (eg slaughter houses and rendering plants), clinical waste treatment facilities
 - Viral contamination – contamination from viruses emanating from food and other sources that is present in municipal waste.

¹ Currently the Air Quality Standards Regulations (NI) 2010
Air Quality Regulations (NI) 2003
The Environment (NI) Order 2002

- 1.4 This list is not exhaustive. Also, activities that generate significant levels of noise and vibration or which have indirect effects, for example, attracting pests such as flies to the area, may have potential to impact upon 'sensitive industrial enterprises'.
- 1.5 In assessing development proposals likely to give rise to such emissions, the Department will consider the application of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 1999, (the Regulations) at an early stage in the planning process.
- 1.6 The requirements of non-planning legislation, particularly in relation to public health and the regulation of environmental pollution, and the proper exercise of such controls, may to some extent limit the exposure of 'sensitive industrial enterprises' to contaminants in the air. However, this may not be a sufficient safeguard for two main reasons. Firstly, such enterprises often require a higher standard of air quality than that which can be delivered through the relevant controls. Secondly, in assessing the impact of new economic development proposals or the expansion of existing facilities, the focus of the regulating authorities is on sensitive receptors such as residential areas, schools and hospitals and environmental designations such as ASSIs.
- 1.7 Policy PED 8 provides additional protection for existing 'sensitive industrial enterprises' through the land use planning system. The policy requires 3 tests to be met, as follows:
1. The proposal is in the vicinity of an existing or approved economic development use,
 2. The proposal is incompatible with the existing or approved use,
 3. The proposal would prejudice the future operation of the established use.²
- 1.8 In applying the policy there are a number of process issues that flow from the above policy tests which ought to be considered and applied by the planning authority. These are dealt with in the remainder of this guidance note.
- 1.9 Firstly, the location of the application proposal must be considered in the context of potential negative impact upon existing / approved economic development uses and particularly those which are likely to be sensitive to the emissions or other environmental outputs associated with the new development. This in turn may trigger the following actions:
- An awareness of the location of 'sensitive industrial enterprises' throughout the plan area and within industrial estates. It should not be assumed that industrial estates are suitable locations for all forms of economic development use, even those which may be acceptable in principle, as clearly there is scope for conflict between uses on the grounds of incompatibility. These considerations suggest that it could be useful for the

² PAC decision 2009/A0096 cites prejudice to the continued existence of an economic development enterprise and whether employment would be jeopardised as the relevant policy tests in assessing prejudice to the future operation of the existing or approved economic development use. These were considered to be objective tests and should not be equated with references to irrational or perceived fears as set out in other cases.

local planning office, in liaison with Invest NI, to compile and maintain a list of sensitive industrial enterprises located in the plan area and within industrial estates.

1.10 The second policy test requires an assessment of the compatibility of the proposed use with 'sensitive industrial enterprises' in the vicinity. This may trigger the following actions:

- Consider the proposal in relation to the types of emissions that might arise (paragraph 1.3 of this guidance note provides examples of what might be an incompatible use where a contaminant free environment is a significant issue for established enterprises in the area).
- Consider the proposal in relation to its proximity to the sensitive industrial enterprise and in particular to the specific parts of the plant that require a clean or sterile environment.
- Consider the potential for pollution associated with the transport of materials to or from the proposed development taking account of such factors as the volume of such traffic and the proximity of the road to the sensitive industrial enterprise / specific areas requiring a clean or sterile environment.
- Ensure that adequate information, particularly with regard to environmental outputs or emissions, transport arrangements and intended working practices is available at the outset. This requirement should be flagged to the developer in any pre application discussion.
- Consult NIEA (IPRI³ or LRM⁴) as appropriate to ascertain the actual or potential environmental impact of emissions from activities that it regulates. NIEA can advise on the actual or potential environmental impact of emissions of dust, odour, noise and vibration from activities that it regulates where comparative information on various air quality standards is available. While this may not address the specific impact on individual industrial enterprises, the information and advice will nevertheless help to inform decision making or highlight the need to seek specialist advice.
- Consult with the environmental health department of the local Council. In cases where the sensitive industry is one that is engaged in activities closely linked with human health, for example food processing, medical products or pharmaceuticals, it may be appropriate to seek specialist advice. In this regard, the Medicines and Healthcare Regulatory Agency (MHRA) or the Foods Standards Agency (FSA) should be consulted as necessary.

³ Industrial Pollution & Radiochemical Inspectorate

⁴ Land and Resources Management

1.11 The third policy test requires an assessment as to whether the proposal, if seemingly incompatible with an existing / approved 'sensitive industrial enterprise in the area, would be likely to prejudice its future operation. This may trigger the following actions:

- Consider representations from the affected enterprise taking account of the precise nature of the adverse impacts that are anticipated should the proposal be approved. Likely impacts that the affected enterprise will be required to address in order to maintain regulatory standards should be specially noted.
- Assess the potential for diverting the proposed development to an alternative site.
- Consider the scope for mitigation on behalf of both the established enterprise and the proposed new development. This will be informed by consultation responses and by taking account of information sought from both parties. The aim in this is to identify the remedial or mitigating measures that could be adopted by one or both parties in order to render the proposal acceptable. Such measures could include the installation or upgrading of equipment (eg air purification / filtration systems or sealed units), internal re-siting of vulnerable areas in the established enterprise or pollution sources in the proposed development so as to increase separation distances, changes in working practices that could be adopted by one or both parties areas and changes to the transport systems and practices of the proposed development where this is relevant. The additional costs likely to be incurred by both parties should be quantified insofar as possible.
- Assess whether remedial measures that might be open to the established enterprise are sufficiently reasonable so as to avoid prejudice to its future operation. All evidence should be considered in the round and specialist advice sought if necessary. Relevant considerations will include the expense likely to be incurred by the established enterprise and whether there is likely to be a significant increase in the regulatory burden.
- Assess whether appropriate remedial / mitigation measures on the part of the proposed development can be properly delivered through conditions attached to planning permission. Such conditions need to meet the normal legal tests of validity and therefore, for example, must be reasonable and enforceable.

1.12 The final decision rests with the planning authority and will require all relevant information and advice to be carefully considered. Having applied the various policy tests referred to above, it is envisaged that there will be very few cases where a new economic development proposal is demonstrably incompatible with an existing sensitive industrial enterprise in proximity and where reasonable measures of mitigation cannot be applied. However, in the event of such a case, the overall economic and employment benefit arising from the new proposal relative to the retention of the existing enterprise will be an important material

consideration in the assessment of the application. The employment potential arising from any firm proposal for expansion of the established enterprise will also need to be taken into account. In carrying out this assessment of the economic / employment implications, the planning authority may seek expert advice from DOE Economics Branch and / or an independent consultant.

- 1.13 Should the proposed site be unacceptable, the planning authority will endeavour to work with the applicant to consider potential alternative sites that could be explored either at the pre application stage or later in the process when it may become clearer that the proposal is untenable.
- 1.14 The clarification provided in this guidance note does not amend Policy PED 8. Rather, it provides guidance on a particular aspect of the policy in order to provide additional clarity for developers and the public on the main planning considerations. The guidance note also seeks to assist planning officials in their processing and assessment of such cases.

Council Deferred items still under consideration Area :- Belfast

1

Application Ref Z/2008/0824/F

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

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

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

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

2

Application Ref Z/2010/1673/F

Applicant Ms Rebecca Shaw **Agent** www.niplanningpermission.co.uk 25
Beechlawn Avenue
Dunmurry
BT17 9NL

Location 52
The Boulevard
Belfast
BT7

Proposal Change of use from existing residential dwelling to proposed house of multiple occupancy - HMO

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

3

Application Ref Z/2011/0037/F

Applicant Orchard House Nursing Home 2
Cherryvalley Park
BT5 6PL

Agent MBArchitecture Ltd 6 Woodland
Avenue
Lisburn
BT2

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

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

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

4

Application Ref Z/2011/0195/F

Applicant Kevin Doran 9 Knocksticken Road
Clough
Downpatrick

Agent HD Design 3 Bannview Road
Banbridge
BT32 3RL

Location 15 Belgravia Avenue
Lisburn Road
Belfast.

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

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



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

8

Application Ref	Z/2011/1013/F		
Applicant	Vodafone UK LTD	Agent	Mono Consultants The Mount 2 Woodstock Link Belfast BT6 8DD
Location	Footpath at junction of Ormeau Road and Knockbreda Park Belfast BT7 3HX		
Proposal	Telecommunications development comprising of 1 no. 13.8m high CU Phosco MK3 Streetworks Pole with 6 no. Vodafone and Telefonica antennas within a shroud, 1 no. Harrier equipment cabinet and 1 no. Alifabs meter pillar (amended proposal)		

9

Application Ref	Z/2011/1077/F		
Applicant	Cloughogue Enterprises Ltd c/o agent	Agent	Pragma Planning 8 Meadowlands Jordanstown Road Newtownabbey BT370UR
Location	311 Cavehill Road Belfast BT15 5EY		
Proposal	Demolition of existing estate agents building and erection of new building containing new estate agents office and 4no apartments over.		

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments in that it would, if permitted, result in unacceptable damage to the local character, residential amenity and environmental quality of the area by reason of over development resulting in:
 - A development that fails to respect the surrounding context and the characteristics of the site in terms of layout, scale, form, design and results in overdevelopment of the site.
 - Inadequate provision of private amenity space for prospective residents.
 - Inadequate bin storage
 - Inadequate parking provision.
- 2 The proposal is contrary to Policy LC 1 of the Department's Addendum to Planning Policy Statement 7: 'Safeguarding the Character of Established Residential Areas', in that the pattern of development is not in keeping with the overall character and environmental quality of the established residential area.

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

10

Application Ref Z/2011/1225/F

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

Location 25 Malone Avenue
Belfast
BT9 6EN

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

Demolition of existing apartments and erection of 6 no apartments

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

11

Application Ref Z/2011/1234/F

Applicant Sajid Arafat **Agent** Drawing and Planning Services 22
Dhu Varren Crescent
Belfast
BT13 3FL

Location 790 Springfield Road
Belfast

Proposal Change of use from retail outlet to fast food carryout.

**Appeal Dates Notified**

Date From: 24/04/2012 00:00:00 and Date To: 08/05/2012 00:00:00

COUNCIL **Belfast**

ITEM NO	1	PAC Ref:	2011/A0250
Planning Ref:	Z/2011/0569/F		
APPLICANT	Tona Enterprises Ltd		
LOCATION	599 Antrim Road Belfast Bt15 4DX		

PROPOSAL Change of use and extension to dwelling (including demolition of rear returns) to form 33 Bed Nursing Home, parking and gardens

PROCEDURE	Informal Hearing
DATE DUE TO PAC	06/07/2012
DATE OF HEARING	02/08/2012
DATE OF SITE VISIT	

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Town Planning Committee

17 May 2012



**Streamlined Planning Applications –Decisions
Issued 24 April until 8 May 2012**

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Streamlined Planning Applications Decisions Issued

Decision Issued From: 24/04/2012 To: 08/05/2012

Belfast LGD

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2011/1272/F	New substation and switchroom for NIE and the Royal Victoria Hospital with transformer compounds, hardstanding and access off the Mulhouse Road	Royal Victoria Hospital Royal Group of Hospitals Mulhouse Road Belfast BT12 6DP	25/04/2012	NIE Infrastructure Kyle McMullan Craigavon Office Complex Carn Portadown BT63 5QJ	URS Scott Wilson Ltd Beechill House Beechill Road Belfast BT8 7RP
Z/2011/1488/F	Ground floor extension to replace existing kitchen with new kitchen and dining area	31 Sydenham Avenue Belfast BT4 2DJ	25/04/2012	Mr and Mrs C Reid 31 Sydenham Avenue Belfast BT4 2DJ	
Z/2011/1512/F	Reconfiguration of unit 1 (part), unit 2 and unit 3 (permitted under Z/2007/1324/F to licensed restaurant use in new units 2 and 3), including change of use of external piazza area to provide external seating for licensed restaurant use and external awings. (Amended Description)	Units 1 2 & 3 of Saint Anne's Square on the corner of Talbot Street and Exchange Street West Belfast	25/04/2012	Turnus Limited Pilot Point 21 Clarendon Road Belfast BT1 3BG	WYG Planning 1 Locksley Business Park Montgomery Road Belfast BT6 9UP

Streamlined Planning Applications Decisions Issued

Decision Issued From: 24/04/2012 To: 08/05/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0054/F	Replacement of wooden fence and gate at front to wall and sliding gate	2 Upper Malone Road Belfast BT9 5NA	25/04/2012	Nicola And Alan Irvine 2 Upper Malone Road Belfast BT9 5NA	
Z/2011/1203/F	Single storey rear extension	31 Carolhill Park Belfast	26/04/2012	McMaster 31 Carolhill Park Belfast	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB
Z/2011/1365/F	Erection of single dwelling house.	147 Circular Road Belfast BT4 2GF	26/04/2012	Royce Development Ltd c/o agent	Coogan & Co 3 Glengall Street Belfast BT12 5AB
Z/2011/1470/F	Erection of two storey extension to side of dwelling with single storey extension to rear	91 Galwally Park Belfast	26/04/2012	Wilson c/o agent	P S Design 49 Hillsborough Road Carrduff BT8 8HS
Z/2012/0216/A	Office Sign	131 Ravenhill Road Belfast BT6 8DR	26/04/2012	Mr Ralph Ewing	Ken Robb 43 Ballycrochan Avenue Bangor BT19 7LA
Z/2012/0476/F	Erection of a Dwelling	5 Main Street Finaghy Belfast BT99 5XX	29/04/2012	Mr & Mrs Jones 34 Main Street No Townland Belfast BT8 4ED	Big Brother Agents 454 Main Street No Townland Belfast BT8 7WS

Streamlined Planning Applications Decisions Issued

Decision Issued From: 24/04/2012 To: 08/05/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2011/1258/F	Erection of two storey extension to rear of dwelling and additional bedroom accommodation within the roofspace area of extension.	187 Cavehill Road BT15 5BP	30/04/2012	Diana Gosrau 11 Henderson Avenue Belfast BT15	ALDA Architects 537 Antrim Road BT15 3BU
Z/2011/1386/F	Extension to garage to form playroom	12 Malone Court Belfast BT9 6PA	30/04/2012	Mr Paul Mallon 12 Malone Court Belfast BT9 6PA	Jim Morrison Architects 31 Cricklewood Park Belfast BT9 5GW
Z/2011/1469/F	Variation of condition 01 (Time limit on approval) of previous approval Z/2011/1089/F for manual car wash facility with associated container.	142 Stewartstown Road Belfast	30/04/2012	Xafinity Pension Trustees LTD	DPP 4th Floor Scottish Mutual Building 16 Donegal Square South Belfast BT1 5JG
Z/2011/1481/F	Removal of existing corrugated asbestos pitch roof and replacement with new profiled steel sheet pitched roof over garage and mono pitch steel profiled roof over store area	116 Upper Lisburn Road Belfast	30/04/2012	Loughridge 116 Upper Lisburn Road Belfast BT10	Joan Williamson Architect 127 Ballylesson Road Belfast BT8 8JU
Z/2012/0222/F	Change of use from ground floor office to taxi booking office	131 Ravenhill Road Belfast Ballymacarret BT6 8DR	30/04/2012	Ralph Ewing c/ o agent	Ken Robb 43 Ballycrochan Avenue Bangor BT19 7LA

Streamlined Planning Applications Decisions Issued

Decision Issued From: 24/04/2012 To: 08/05/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2011/0084/F	Single storey extension to accommodate new multi purpose room and provision of timber shed for storage purposes.	Arellian Nursery School 50 Bentham Drive Belfast BT12 5NS.	01/05/2012	Belfast Education and Library Board 40 Academy Street BT1 2NQ	JCP Consulting Ltd Lomond House 85/87 Holywood Road BT4 3BD
Z/2011/1080/F	Single-storey extension to rear of dwelling.	9 New Barnsley Drive Belfast BT12 7HQ	01/05/2012	Ann Ferry c/o NIHE The House Centre 2 Adelaide Street Belfast BT2 8PB	Property Service (Design) NIHE 10/16 Hill Street Belfast BT1 2LA
Z/2011/1110/F	Part change of use from entrance foyer/reception area to coffee shop	Mayfair Buildings 5 William Street South Belfast BT1 4AR	01/05/2012	Alan Copeland Unit 30-31 Smithfield Market Belfast BT1 1JQ	
Z/2011/1229/F	Erection of maintenance platform and step ladder to existing wall mounted equipment	Carne House 20 Corry Place Belfast	01/05/2012	HM Revenue and Customs Carne House 20 Corry Place Belfast	Bernard Dinsmore 24a Duke Street Warrenpoint BT34 3JY
Z/2011/1271/O	Erection of 1 No. Dwelling, Renewal of previous Planning Approval Z/2006/2616/O	Side garden to 127 Harberton Park Belfast BT9 6TX	01/05/2012	McAlister c/o agent	Sutherland Architects Ltd 10 Cleaver Park Belfast BT9 5HX

Streamlined Planning Applications Decisions Issued

Decision Issued From: 24/04/2012 To: 08/05/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2011/1286/F	Replacement single storey bathroom extension to rear	39 Kitchener Street Belfast BT12 6LE	01/05/2012	Mrs E Rea 39 Kitchener Street Belfast BT12 6LE	John Rea 36 Battygowan Road Kells BT423PD
Z/2011/1343/F	Two storey rear extension to dwelling (Amended plans).	77 Ebor Street Belfast BT12 6NP	01/05/2012	Jennifer Nicholson 77 Ebor Street Belfast BT126NP	
Z/2011/1398/F	Change of use from restaurant to offices	Unit A ground floor Lanyon Quay Oxford Street Belfast BT1 3LG	01/05/2012	Paul Gerard Rooney Pricewaterhouse Coopers LLP 8 Laganbank Road Belfast BT1 3LR	Farrell Kelly Associates 2 Castle Avenue Castlewellan BT31 9DX
Z/2012/0011/F	Erection of single storey extension to rear of dwelling	79 Loopland Drive Belfast BT6 9DW	01/05/2012	Cathy Brunt	Alan Ritchie GREENbrick Architects 22 Leneghan Park Belfast BT8 7JB
Z/2012/0060/F	Kitchen extension (single storey) to rear	57 Loopland Gardens Belfast BT6 9EB	01/05/2012	Michael Blythman 57 Loopland Gardens Belfast BT6 9EB	

Streamlined Planning Applications Decisions Issued

Decision Issued From: 24/04/2012 To: 08/05/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0176/F	Erection of single storey extension to rear of dwelling	777 Lisburn Road Belfast Co Antrim BT9 7GX	01/05/2012	Pierra Weir c/o agent	Paperclip Architects 499 Lisburn Road Belfast BT9 7EZ
Z/2012/0243/F	Erection of single storey extension to rear of dwelling	17 Clonlee Drive Belfast BT4 3DA	01/05/2012	Mrs Carol Sullivan 17 Clonlee Drive Belfast BT4 3DA	Joel Howson 26 Ashcroft Way Lower Ballinderry BT28 2AY
Z/2012/0259/F	Erection of single storey extension to side and rear of dwelling	21 Bernetts Green Gilnahirk Belfast BT5 7AG	01/05/2012	Kim Fenton 21 Bernetts Green Gilnahirk Belfast BT5 7AG	Robinson Frizzell Architects 14 High Street Hollywood BT18 9AZ
Z/2012/0270/F	Minor alterations to include replacing roof over entrance way and ancillary accommodation.	9 Belmont Park Belfast BT4 3DU	01/05/2012	Congregation of Jehovah's Witnesses c/o Terry Hutley 24 Connsbrook Drive Belfast BT4 1LU	Amy McGookin 6 Knockmoyle Drive Antrim BT41 1HE
Z/2012/0275/F	Erection of single storey extension to rear of dwelling	57 Irwin Drive Belfast BT4 3AR	01/05/2012	Lynne McMurray 57 Irwin Drive Belfast BT4 3AR	John Williamson Architects 127 Ballylesson Road Belfast BT8 8JU

Streamlined Planning Applications Decisions Issued

Decision Issued From: 24/04/2012 To: 08/05/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0296/F	Re - roofing and new dormers to detached dwelling	32 Shandon Park Belfast BT5 6NX	01/05/2012	N McKinley 32 Shandon Park Belfast BT5 6NX	Keith Lockhart Architecture Ltd 104a Kensington Road BT5 6HN
Z/2011/1425/F	Change of house type on site 2.	10 Cairnburn Road Belfast BT4 2HR	02/05/2012	Mr John Marshall 10 Cairnburn Road Belfast BT4 2HR	Neil Darby Architect 14 Edenderry Village Belfast BT4 2HR
Z/2012/0190/F	Two-storey extension to rear of dwelling.	17 Harcourt Drive Belfast BT14 6GR	02/05/2012	Karottu Soman 17 Harcourt Drive Belfast BT14 6GR	Noteman McKee Architecture 60 Malone Road Belfast BT9 5ST
Z/2012/0123/F	Erection of detached one and a half storey double garage/carport with toilet & upper floor playroom area	32 Waterloo Gardens Belfast BT15 4EY	03/05/2012	Mr & Mrs McCormick	www.niplanningpermiss ion.co.uk 25 Beechlawn Avenue Dunmurry Belfast BT17 9NL
Z/2012/0286/F	Erection of single storey extension to rear	2 Campbell Court Belfast	03/05/2012	Jacqueline French 2 Campbell Court Belfast	Property Services Design 10-16 Hill Street Belfast BT1 2LA
Z/2010/0761/F	Erection of 2-storey dwelling.	61a Ainsworth Drive, Belfast BT13 3EJ	04/05/2012	TLM Properties C/o Agent	Drawing & Planning Services 22 Dhu Varren Crescent Belfast BT13 3FL

Streamlined Planning Applications Decisions Issued

Decision Issued From: 24/04/2012 To: 08/05/2012

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2011/1318/F	Erection of a bus shelter	Footpath to front of No. 7 Donegall Square North Belfast BT1 5GU	04/05/2012	Clear Channel NI Unit 2 Ashbank Channel Commercial Park Queens Road Belfast BT3 9DT	

Town Planning Committee

17 May 2012



**List of planning applications received by the
Divisional Planning Manager
for the period from 24 April to 30 April 2012 and
1 May to 7 May 2012**

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Planning Applications deemed valid

For the Period:-24/04/2012 to 30/04/2012

Count : 24

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0444/F	Demolition of existing redundant 3 storey enquiry office and single storey custody suite buildings leaving hardstanding/parking area. Exposed abutment to wall of existing listed Riddel Building to be clad in reclaimed brick from walls to be demolished.	Musgrave Police Station Musgrave Street Belfast BT1 3HX	Full	18/04/2012	18/04/2012	24/04/2012	ESBU Lesley House Belfast BT1	JNP Architects 20 Wildflower Way Belfast BT12 6TA
Z/2012/0447/F	Installation of traffic lights at the junction of Lake Glen Drive/Falls Road and Sainsbury's petrol Station junction/ Falls Road at the Kennedy Centre	The entrance to Sainsburys petrol filling station Kennedy Centre Falls Road Belfast	Full	19/04/2012	19/04/2012	24/04/2012	HJS Developments c/o agent	Turley associates 29-31 Montgomery Street Belfast BT1 4NX
Z/2012/0448/F	Erection of single storey side extension & two storey rear extension to dwelling.	60 Fortwilliam Park Belfast BT15	Full	20/04/2012	20/04/2012	24/04/2012	Mr & Mrs A Brimacombe	MBA Design Services 52 Lansdowne Park Belfast BT15 4AG

Planning Applications deemed valid

For the Period:-24/04/2012 to 30/04/2012

Count : 24

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0451/F	Single storey rear extension, alteration of 1st floor windows, canopy over entrance door	12 Mountainview Gardens Belfast BT14 7GW	Full	20/04/2012	20/04/2012	26/04/2012	Mr & Mrs G Elwood 8 Gardenmore Belfast BT15 5ET	McGuiness Architects 319 Cavehill Road Belfast BT15 5EY
Z/2012/0452/F	2 storey extension to front elevation, addition to front slope of roof and 1st floor extension to rear elevation and new entrance.	37a Malone Park Belfast BT9 6NL	Full	20/04/2012	20/04/2012	26/04/2012	P Rainey c/o agent	Strategic Planning 4 Pavillions Office Park Kinnegar Drive Holywood BT18 9JQ
Z/2012/0453/F	Erection of single storey extension to rear.	9 Locksley Parade Finaghy Belfast BT10 0EL	Full	20/04/2012	20/04/2012	26/04/2012	Barry Crawford 9 Locksley Parade Finaghy Belfast BT10 0EL	
Z/2012/0454/F	Refurbishment, internal alterations & 2 storey extension to existing dwelling	39 Empire Street Belfast	Full	20/04/2012	20/04/2012	26/04/2012	BRM Properties Unit 7 81 Dromore Road Ballynahinch BT24 8HS	Barry Fletcher Architects The Corncrane Building Lower Square Castlewellan BT31 9DN
Z/2012/0455/F	Erection of two storey dwelling in side garden	7 Lisavon Parade Strandtown Belfast BT4 1LE	Full	20/04/2012	20/04/2012	26/04/2012	D Flynn c/o agent	Warwick Stewart Architects 892 Antrim Road Templepatrick BT39 0AH

Planning Applications deemed valid

For the Period:-24/04/2012 to 30/04/2012

Count : 24

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0456/F	Construction of 1 no new general needs dwelling	Land adjacent to 2 Lawther Court Belfast BT15	Full	20/04/2012	20/04/2012	26/04/2012	APEX Housing Limited 10 Butcher Road Londonderry BT48 6NL	Michael Whitley Architects Parkway Studios Belmont Business Park 232/240 Belmont Road Belfast BT4 2AW
Z/2012/0458/F	Proposed single storey extension to rear of existing semi-detached dwelling	8 Denewood Drive Belfast BT11 8FT	Full	23/04/2012	23/04/2012	26/04/2012	John And Briege Hunter 8 Denewood Drive Belfast BT11 8FT	Henry Morgan 583 Donegall Road Belfast BT12 6DX
Z/2012/0459/F	Change of use from shops to A2 financial services	Unit 47 The Kennedy Centre Belfast	Full	20/04/2012	20/04/2012	26/04/2012	HJS Developments	Turley Associates 29-31 Montgomery Street Belfast BT1 4NX

Planning Applications deemed valid

For the Period:-24/04/2012 to 30/04/2012

Count : 24

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0460/F	Existing 3No. DBPP antennas (L1840xw309xD125m) to be removed & replaced by 3No. DBDP antennas (L1942xW364xD152m)-2No. to be housed within shrouds, 2No. redundant antenna to be removed, existing 600mm transmission dish to be relocated on a ne pole, installation of 3No. equipment cabinets & ancillary equipment inc MHAS & cables	Existing telecommunications installation Lisburn Road rooftop site on the Malone BT exchange building 226 Lisburn Road Belfast Co Antrim BT9 6GE	Full	23/04/2012	23/04/2012	26/04/2012	Everything Everywhere & H3G Ltd Hatfield Business Park Hatfield AL10 9BW	Harlequin Ltd 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD
Z/2012/0461/F	Existing 3 No. DBPP antennas (L1840xW309xD125m) to be removed and replaced by 3No. DBDP antennas (L1942xW364xD152m), installation of 3No. equipment cainets & ancillary equipment inc MHAS & cables	Existing telecommunications installation wyse byse rooftop site on top Wyse byse 29-35 Cregagh Road Belfast Co. Antrim BT6 8PX	Full	23/04/2012	23/04/2012	26/04/2012	Everything Everywhere & H3G Ltd Hatfield Business Park Hatfield AL10 9BW	Halequin Ltd 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD

Planning Applications deemed valid

For the Period:-24/04/2012 to 30/04/2012

Count : 24

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0462/F	Proposed double storey extension to rear of dwelling and single storey porch to front of dwelling	62 Enid Parade Belfast BT5 6EL	Full	23/04/2012	23/04/2012	26/04/2012	Armstrong 62 Enid Parade Belfast BT5 6EL	Carryduff Designs 1 Thorndale Road North Carryduff Belfast BT8 8HY
Z/2012/0463/F	Construction of new single storey extension to rear of dwelling	43 Orangefield Parade Belfast BT5 6DE	Full	24/04/2012	24/04/2012	26/04/2012	William Stanfield 43 Orangefield Parade Belfast BT5 6DE	Eddie Weir 12a Hibernia Street Holywood BT18 9JE
Z/2012/0464/F	Existing 2 No. single band antennas (L1682xW142xD43mm) to be removed 7 replaced by 2No. DBDP antennas (L1942xW364xD152m m), installation of 1No. equipment cabinet & ancillary in MHAS & cables	Existing Telecommunications installation roof of Ballysillan Telephone Exchange Glenbank Drive Ballysillan Belfast BT14 8BJ	Full	23/04/2012	23/04/2012	26/04/2012	Everything Everywhere & H3G Ltd Hatfield Business Park Hatfield AL109BW	Harlequinn Ltd 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD
Z/2012/0465/F	Proposed development of 2 no, dwellings with new access and entrance details and all additional siteworks.	64 Bawnmore Road Belfast BT9 6LD	Full	23/04/2012	23/04/2012	26/04/2012	Silverwood Property Developments Ltd c/o agent	Alan Patterson Design 112 Craigdarraugh Road Helen's Bay BT19 1UB

Planning Applications deemed valid

For the Period:-24/04/2012 to 30/04/2012

Count : 24

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0467/F	Extension of existing school to create covered play area.	St Michaels Primary School 514 Ravenhill Road Belfast BT6 0BW	Full	19/04/2012	19/04/2012	26/04/2012	St Michaels Primary School 514 Ravenhill Road Belfast BT6 0BW	BELB 40 Academy Street Belfast BT1 2NQ
Z/2012/0468/F	Formation of additional window openings and dormer to rear	162 Beersbridge Road Ballymacarret Belfast BT5 4RY	Full	24/04/2012	24/04/2012	26/04/2012	Orla Fenlon RBS Global Banking and Markets 3rd Floor Block A Co Dublin Dublin 1	Johnston Houston 2-12 Montgomery Street Belfast BT1 4NX
Z/2012/0469/F	Single storey extension to rear and side	9 Schomberg Avenue Belfast BT4 2JR	Full	25/04/2012	25/04/2012	26/04/2012	Campbell 9 Schomberg Ave Belfast BT4 2JR	Michael Harris 15 Strathyre Park Belfast BT10 0AZ
Z/2012/0470/LDE	Alteration and extension to existing detached garage to provide ancillary living facilities including alteration to roof line.	63 Maryville Park Belfast BT9 6LQ	LD Certificate Existing	25/04/2012	25/04/2012	26/04/2012	B Cullen 63 Maryville Park Belfast BT9 6LQ	The Boyd Partnership 1 Rivers Edge 13 Ravenhill Road Belfast BT6 8DN
Z/2012/0471/F	Change of use of first floor class A1 shop to class A2 Office (Financial, professional + other services)	Unit 6 First Floor 355-367 Lisburn Road Belfast BT9 7EP	Full	25/04/2012	25/04/2012	26/04/2012	Andras House	M C Logan Architects 49 Belmont Road Belfast BT4 2AA

Planning Applications deemed valid

For the Period:-24/04/2012 to 30/04/2012

Count : 24

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0474/F	Proposed extension to existing first floor office area	3 Duncrue Place Belfast BT3 9BU	Full	25/04/2012	25/04/2012	26/04/2012	Wine Inns Ltd c/o agent	studiorogers c/ o The Egg Store 1 Mountsandel Road Coleraine BT52 1JB
Z/2012/0475/F	Replacement detached garage	27 Denewood Park Belfast BT11	Full	26/04/2012	26/04/2012	26/04/2012	Chris McMahon 27 Denewood Park Belfast BT11	G Fitzsimons 37 Mounteagles Park Dunmurry BT17 0GU

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Planning Applications deemed valid

For the Period:-01/05/2012 to 07/05/2012

Count : 22

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0466/F	Proposed change of use from a residential family home to a house of multiple occupancy (HMO) with associated site works.	46 Tates Avenue Belfast BT9 5PE	Full	23/04/2012	23/04/2012	04/05/2012	Joan Douglas c/o agent	www.planningp ermission.co.uk 25 Beechlaw n Avenue Dunmurry BT17 9NL
Z/2012/0472/F	Erection of 2 storey extension with pitched roof to rear elevation	30 Orkney Street Belfast BT13 3GR	Full	25/04/2012	25/04/2012	01/05/2012	Graeme Wallace C/O Wallace Contracts (NI) Ltd Murdocks Lane Cotton Road Bangor BT19 7QQ	Richard Brown 15 Millhaven Sion Mills BT82 9FG
Z/2012/0473/F	Internal alterations and conversion of attic space into accommodation	Belfast Chinese Christian Church Lorne Street Belfast BT9 7DU	Full	25/04/2012	25/04/2012	01/05/2012	Belfast Chinese Christian Church	2020 Architects 9A Linenhall Street Ballymoney BT53 6DP
Z/2012/0485/F	Erection of 2 storey rear extension to existing dwelling	6 Manna Grove Belfast BT5 6AJ	Full	27/04/2012	27/04/2012	01/05/2012	R Rodrigues 6 Manna Grove Belfast BT5 6AJ	Hillen Architects 87 Central Promenade Newcastle BT33 0HH

Planning Applications deemed valid

For the Period:-01/05/2012 to 07/05/2012

Count : 22

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0487/F	Erection of extension to existing rear single storey return.	21 Rosetta Drive Belfast BT7 3HJ	Full	30/04/2012	30/04/2012	01/05/2012	Nicola Kelly 21 Rosetta Drive Belfast BT7 3HJ	Michael O'Hare And Associates 1 Balmoral Drive Belfast BT9 6PD
Z/2012/0488/F	Existing 3No. DBPP antennas (L1840xW309xD125m) to be removed & replaced by 3No. DBDP antennas (L1840xW364xD152m), installation of 1No. equipment cabinet & ancillary equipment inc MHAS & cables.	Existing telecommunications installation compound of Boucher Car Care 69-73 Glenmachan Street Belfast BT12 6JA	Full	30/04/2012	30/04/2012	01/05/2012	Everything Everywhere & H3G Ltd Hatfield Business Park Hatfield AL10 9BW	Harlequin Ltd 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD
Z/2012/0494/F	Demolition of existing rear extension and construction of new 2 storey rear extension and roof conversion.	28 Parkmount Street Skegoneill Belfast Co Antrim BT15 3DW	Full	30/04/2012	30/04/2012	01/05/2012	S McArdle 6 Rockstown Road Clady Beg Armagh BT60 2HF	Drawing Services 'The Studio' 15 Demoan Road Poyntzpass Newry BT35 6RU

Planning Applications deemed valid

For the Period:-01/05/2012 to 07/05/2012

Count : 22

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0496/F	Replacement dwelling with garage (relocated to improve residential amenity and to improve opportunity for planting and landscaping)	Land at and adjacent to 295 Ballygomartin Road Belfast BT13 3QX	Full	30/04/2012	30/04/2012	01/05/2012	T Smith c/o agent	Richard Warde Dip LS 8c Sweethill Road Southwell Portland Dorset
Z/2012/0498/F	Single storey kitchen extension to rear	19 Dalebrook Park Ladybrook Park Belfast	Full	30/04/2012	30/04/2012	01/05/2012	Gerald Stow c/o agent	Peter J Morgan 17 Glengoland Crescent Dunmurry BT17 0JG
Z/2012/0500/F	Existing 3No. DBPP antennas (L1840xW309xD125m) to be removed & replaced by 3No. DBDP antennas (L1840xW364xD152m), installation of 1No. equipment cabinet & ancillary equipment inc MHAS & cables.	Existing telecommunications installation equipment at Hillview chimney Hillview Road Crumlin Road Belfast BT14 7DY	Full	30/04/2012	30/04/2012	01/05/2012	Everything Everywhere & H3G Ltd Hatfield Business Park Hatfield AL10 9BW	Harlequin Ltd 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD

Planning Applications deemed valid

For the Period:-01/05/2012 to 07/05/2012

Count : 22

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0505/F	Proposed 17.5 high column with lancaster cabinet . Relocate 2 type B cabinet from adjacent site to proposed new location. Existing 15m column and 3g Nortel to be removed.	existing 02 radio base station at footpath adjacent to river lagan Annadale Embankment Belfast BT7	Full	01/05/2012	01/05/2012	01/05/2012	Telefonica O2 (UK) Limited 260 Bath Road Slough SL1 4DX	Taylor Patterson Building A First Floor 89 Holywood road Belfast BT4 3BD
Z/2012/0507/F	Erection of extension to rear of dwelling	122 North Road Belfast	Full	30/04/2012	30/04/2012	01/05/2012	G Simpson 122 North Road Belfast	Jonathan Middleton 15 Sunmount Park Dromore BT25 1BA
Z/2012/0508/F	Erection of extension to rear of dwelling and replacement garage to side.	19 Norwood Avenue Belfast BT4 2EE	Full	01/05/2012	01/05/2012	01/05/2012	Mathison 19 Norwood Avenue Belfast BT4 2EE	Arca Design 5 Highgate Manor Mallusk Newtownabbey BT36 4WG
Z/2012/0509/F	Erection of single storey extension to side and rear of dwelling	8 Aberfolyle Park Belfast BT10 0DY	Full	01/05/2012	01/05/2012	01/05/2012	P McEvoy 8 Aberfoyle Park Belfast BT10 0DY	Hillen Architects 87 Central Promenade Newcastle BT33 0HH

Planning Applications deemed valid

For the Period:-01/05/2012 to 07/05/2012

Count : 22

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0510/LDE	Existing retail off licence to ground floor with storage to first floor (second floor inaccessible)	147 Ormeau Road Belfast BT7 1SL	LD Certificate Existing	27/04/2012	27/04/2012	03/05/2012	Wine Inns Ltd c/o agent	Studios Rogers Architects Ltd The Egg Store 1 Mountsandel Road Coleraine BT52 1JB
Z/2012/0511/F	3G pitch with floodlighting, dugouts and stand, 6no 5-a-side pitches	Grove Playing Fields Shore Road Belfast	Full	30/04/2012	30/04/2012	03/05/2012	Malgrove c/o Fresh Design	Fresh Design 18-22 Hill Street Belfast BT1 2LA
Z/2012/0512/F	Refurbishment of existing building for community use	5 Churchill Street Belfast BT15 2BP	Full	30/04/2012	30/04/2012	04/05/2012	Ashton Centre 5 Churchill Street Belfast Bt15 2BP	Donnelly O'Neill Architects Ltd 244 Whitewell Road Belfast BT36 7EN
Z/2012/0513/F	Extension to existing rear two storey return, rebuild existing single storey return and first floor extension.	36 University Avenue Belfast	Full	30/04/2012	30/04/2012	03/05/2012	Morris 25 Manse Road Castlereagh Belfast BT6 9SB	Terry McGlinchey Architect 5-7 Conway Street Belfast BT13 2DE
Z/2012/0516/F	Two storey and part single storey extension at side and rear of existing dwelling.	52 Ravenhill Park Belfast BT6 0DG	Full	02/05/2012	02/05/2012	03/05/2012	Julian Leggett 52 Ravenhill Park Belfast BT6 0DG	Patrick McVarnock 16 Finaghy Road North Belfast BT10 0JA

Planning Applications deemed valid

For the Period:-01/05/2012 to 07/05/2012

Count : 22

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2012/0517/F	Single storey extension to front and rear of dwelling	66 Duncoole Park Belfast BT14 8JT	Full	02/05/2012	02/05/2012	03/05/2012	Julie Kane 66 Duncoole Park Belfast BT14 8JT	M Devine 5 Wandsworth Dale Bangor BT19 1UY
Z/2012/0518/F	The proposal includes the provision of a new classroom and staff room at first floor level of an existing primary school and the construction of a new play ground space with retaining wall.	Stranmillis Primary School Knightsbridge BT9 5EH	Full	01/05/2012	01/05/2012	03/05/2012	Belfast Education & Library Board 40 Academy Street Belfast BT1 2NQ	Robinson & McIlwaine Architects 84-94 Great Patrick Street Belfast BT1 2LU
Z/2012/0522/O	Detached single dwelling with garage	Former garden to 2 Glenmachan Avenue BT4 2RG	Outline	02/05/2012	02/05/2012	03/05/2012	Martin McCurry 8 Osbourne Gardens Belfast BT9 6LE	Hugh Morrison Chartered Architect 120 Balmoral Avenue Belfast BT9 6NZ



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

Council Belfast

Date 17/05/2012

ITEM NO	D1			
APPLIC NO	Z/2010/0838/F	Full	DATE VALID	30/06/2010
DOE OPINION	APPROVAL			
APPLICANT	MCM Property Services c/o 22 Annadale Avenue Belfast BT7 3JJ		AGENT	
LOCATION	Ground floor of 165 Ormeau Road and 1st and 2nd floor of 165-169 Ormeau Road Belfast			
PROPOSAL	Change of use to back packers hostel (30 beds)			
REPRESENTATIONS	OBJ Letters	SUP Letters	SUP Petitions	
	3	0	1	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			11	9

Deferred at the request of Councillor McCarthy, 8 March 2012



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

ITEM NO	D2			
APPLIC NO	Z/2010/1632/O	Outline	DATE VALID	01/12/2010
DOE OPINION	APPROVAL			
APPLICANT	Mr Eamon McHugh	AGENT	Andrew Nesbitt Architects Carnegie Studio 121 Donegall Road Belfast	
				02890809060
LOCATION	Land bounded by Library Street Stephen Street and Kent Street Belfast BT1 2JJ			
PROPOSAL	Demolition of existing warehouse and construction of eight storey residential development comprising 93 apartments with basement parking below and associated landscaping (amended plans).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

Deferred at the request of Councillors Maskey and Lavery, 16 February 2012



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

ITEM NO	D3			
APPLIC NO	Z/2011/0801/F	Full	DATE VALID	22/06/2011
DOE OPINION	APPROVAL			
APPLICANT	m McLaughlin 227 Ravenhill Road Belfast Bt60BS		AGENT	McGuinness Architects 319 Cavehill Road Belfast Bt154BS 90900558
LOCATION	142 Haypark Avenue Belfast BT7 3FG			
PROPOSAL	Erection of 2 storey side and rear extension, replacement garage (11/2 Storey) (revised plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

Withdrawn by Planning Service, 2 February 2012

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Belfast Council

Applications for Planning Permission

and

Applications deferred from previous meetings

17/05/2012



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

Council Belfast

Date 17/05/2012

ITEM NO	1			
APPLIC NO	Z/2010/0274/F	Full	DATE VALID	08/03/2010
DOE OPINION	APPROVAL			
APPLICANT	Mr Andrew Bradley 213 Shore Road Ballyronan Magherafelt BT45 6LW		AGENT	M. F. O'Hare Associates 1 Balmoral Drive Belfast BT9 6PD 07703209818

LOCATION 42-50 Ormeau Road, Belfast, BT07.

PROPOSAL Development containing four shop units, fourteen apartments and car parking at 42-50 Ormeau Road, Belfast.

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

ITEM NO	2			
APPLIC NO	Z/2010/0568/F	Full	DATE VALID	04/05/2010
DOE OPINION	APPROVAL			
APPLICANT	Mr Cooper C/O Agent		AGENT	Robert Gilmour Architects 86 Stranmillis Road Stranmillis Belfast BT9 5AD 077 9559 5434

LOCATION 3 Sunningdale Gardens, Belfast, BT14 6SE

PROPOSAL Replacement of existing dwelling with two detached dwellings and one pair of semi-detached dwellings within gated mews type development (Revised Scheme).

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	6	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0



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

ITEM NO	3			
APPLIC NO	Z/2011/0199/F	Full	DATE VALID	17/02/2011
DOE OPINION	REFUSAL			
APPLICANT	St Malachy's College Old Boys 442 Antrim Road Belfast BT15 5GB		AGENT	Sullivans Solicitors 158 Cavehill Road Belfast BT15 5EX 90717222
LOCATION	Garden to rear of Saint Malachy's College Old Boy's Association 442 Antrim Road Belfast BT15 5GB.			
PROPOSAL	Fence in rear garden of 442 Antrim Road, raised to 3 metres in height.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposed development is unacceptable in that insufficient information has been submitted to enable the Department to fully assess the proposal.



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

ITEM NO	4			
APPLIC NO	Z/2011/0642/F	Full	DATE VALID	18/05/2011
DOE OPINION	APPROVAL			
APPLICANT	British Telecommunications PLC Telephone House 45-75 May Street Belfast BT1 4NB		AGENT	NA
LOCATION	Outside 1 Cranmore Park Belfast BT9 6JF			
PROPOSAL	Erection of new street cabinet 1600mm high x 1200mm wide x 450mm deep for new fibre optic infrastructure			
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/2011/0948/F	Full	DATE VALID	05/08/2011
DOE OPINION	APPROVAL			
APPLICANT	Ken Robb		AGENT	Wayne Storey Associates Ltd 46 Strand Avenue Belfast BT18 9AW 028 9042 2211
LOCATION	Land to rear of 38 Bristow Park Belfast			
PROPOSAL	Amended plans received: height of dwelling reduced Erection of two storey 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	6			
APPLIC NO	Z/2011/1046/F	Full	DATE VALID	25/08/2011
DOE OPINION	APPROVAL			
APPLICANT	Terry McCaffrey 25 Castlehill Farm Belfast BT5 7GU		AGENT	11 Sharman Drive Belfast BT9 5HL 028 9066 2548
LOCATION	2 Linden Gardens Cliftonville Road Belfast BT14 6DD			
PROPOSAL	Change of use from residential end terrace dwelling to three two bedroom apartments within existing structure and three-storey extension to the rear of the property and external alterations.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	9	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	7			
APPLIC NO	Z/2011/1140/F	Full	DATE VALID	16/09/2011
DOE OPINION	APPROVAL			
APPLICANT	Queens University Belfast Estates Directorate Administration Building University Road Belfast BT7 1NN		AGENT	Ostick and Williams Ltd 14 Edgewater Road Belfast BT3 9JQ 02890 778810
LOCATION	Nurses' old home Belfast City Hospital site Jubilee Road Belfast BT9 7BL			
PROPOSAL	Construction of 4 storey University research laboratories and associated offices with basement level, enclosed plant rooms at roof level, parking and landscaping on site of existing nurses' old home (revised proposal)			
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	8			
APPLIC NO	Z/2011/1190/F	Full	DATE VALID	06/10/2011
DOE OPINION	APPROVAL			
APPLICANT	Apex Housing Association c/o agent		AGENT	McGirr Architects Ltd 670 Ravenhill Road Belfast BT6 0BZ 028 9064 8880
LOCATION	Springfield Builders Supplies 23-25 Springfield Crescent Belfast Co Antrim BT12 7EJ			
PROPOSAL	Demolition of all existing structures and the construction of 6no 3 bedroom and 3no 4 bedroom houses with associated landscaping and car parking			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	19	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	9			
APPLIC NO	Z/2011/1311/F	Full	DATE VALID	02/11/2011
DOE OPINION	APPROVAL			
APPLICANT	Almond Village Ltd 60 Quarry Road Belfast BT4 2NQ		AGENT	The Boyd Partnership LLP 1 River's Edge 13 Ravenhill Road Belfast BT6 8DN 02890 461414
LOCATION	125-127 Wellesley Avenue Malone Lower Belfast BT09 6DH			
PROPOSAL	Demolition of existing houses to facilitate redevelopment for 12no studios (8no 1 bed studios and 4no 2 bed studios) and associated site works. Proposal based on Planning approval ref -Z/2008/0371/F with internal amendments; replication of existing front elevation and change of roof design to rear elevation.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	10			
APPLIC NO	Z/2011/1507/F	Full	DATE VALID	23/12/2011
DOE OPINION	APPROVAL			
APPLICANT	Vodafon Uk Limited c/o agent		AGENT	Mono Consultants Limited The Mount 2 Woodstock Link Belfast BT6 8DD 028 90 737 295
LOCATION	Footpath of Glentilt Street approximately 50m south east of junction of Glentilt street and Agnes Street Belfast BT14 6AP			
PROPOSAL	Telecommunications development comprising of 1No 13.8m high CU Phosco MK3 Streetworks pole with 6no Vodafone and Telefonica antennas within a shroud, 1no Harrier equipment cabinet and 1no Alifabs meter pillar			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	11			
APPLIC NO	Z/2012/0015/F	Full	DATE VALID	04/01/2012
DOE OPINION	APPROVAL			
APPLICANT	Telefonica Limited c/o agent		AGENT	Mono Consultants Limited The Mount 2 Woodstock Link Belfast BT6 8DD 028 90737295
LOCATION	Footpath of Duncrue Steet opposite junction of Milewater Road and Duncrue Street Belfast BT3 9AQ			
PROPOSAL	Telecommunications development comprising of 1no 15m high Hutchinson Jupiter 811E streetworks pole with 6no Vodafone and telefonca antennas within a shroud, 1no Harrier equipment cabinet, and 1no Alifabs meter pillar			
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	12			
APPLIC NO	Z/2012/0072/F	Full	DATE VALID	23/01/2012
DOE OPINION	APPROVAL			
APPLICANT	Everything Everywhere Hatfield Business park Hatfield Hertfordshire AL10 9BW		AGENT	Harlequin Ltd 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 028 9082 3660
LOCATION	Existing telecommunications installation College Park opposite 9 Rugby Road Botanic Belfast Co Antrim BT7 1PS			
PROPOSAL	Existing 1no Omni antenna (L1708xdia.167mm) to be removed & replaced by 1no tri sector antenna (L1400xdia.390mm) within shroud, existing 1no equipment cabinet to be removed and replaced by 2no equipment cabinets & a meter pillar and ancillary equipment			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	13			
APPLIC NO	Z/2012/0091/F	Full	DATE VALID	27/01/2012
DOE OPINION	APPROVAL			
APPLICANT	Everything Everywhere & H3G Ltd Hatfield Business Park Hatfield Hertfordshire AL109BW		AGENT	Harlequin Ltd 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 028 9082 3660
LOCATION	Existing telecommunications installation LP cutters view 1 rear of footpath 5m south of Annadale Drive Annadale Avenue Belfast Co.Antrim BT7 3DP			
PROPOSAL	Existing 1No. omni antenna (L1708xDIA.168mm)to be removed & replaced by 1no. tri sector antenna (L1400xDIA.390mm) within shroud, existing 1no. equipment cabinet to be removed & replaced by 2no. cabinets & 1no. meter pillar & ancillary equipment.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	14			
APPLIC NO	Z/2012/0094/F	Full	DATE VALID	25/01/2012
DOE OPINION	REFUSAL			
APPLICANT	LCP Ltd		AGENT	Design architects 28 Shore Road Holywood BT18 9HX 028 9042 8878
LOCATION	97-101 Joy Street Town Parks Belfast BT2 8LG			
PROPOSAL	Retention of temporary car park			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposed development is contrary to policy AMP 10 of Planning Policy Statement 3 in that a robust analysis has not been provided by the applicant to satisfactorily demonstrate an identified need for the retention of this temporary car park.
- 2 The proposed development is contrary to policy AMP 11 of Planning Policy Statement 3 'Access, Movement and Parking' in that the applicant has failed to demonstrate that it complies with Policy AMP 10 and that a need exists which cannot be met in the short term by the Department or the private sector.



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

ITEM NO	15					
APPLIC NO	Z/2012/0096/F	Full	DATE VALID	27/01/2012		
DOE OPINION	APPROVAL					
APPLICANT	Translink 3 Milewater Road Belfast BT3 9BG		AGENT	White Ink Architects 4th Floor 21 Talbot Street Belfast BT1 2LD 028 9031 9526		
LOCATION	Adelaide Depot, Falcon Road, Belfast, BT126R					
PROPOSAL	Permanent way building consisting of staff offices ancillary facilities and storage. Alterations to the trainwash building plant and associated car parking previously approved under application Z/2009/1022/ F					
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0



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

ITEM NO	16			
APPLIC NO	Z/2012/0112/F	Full	DATE VALID	31/01/2012
DOE OPINION	APPROVAL			
APPLICANT	Everthing Everywhere & H3G Ltd Hatfield Business Park Hatfield Hertfordshire AL10 9BW		AGENT	Harlequin Ltd 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 028 9082 3660
LOCATION	Existing telecoms site LP Marlborough Gardens Column on footpath along Malone Road 28m East of 113 Marlborough Gardens Malone Road Belfast.			
PROPOSAL	Existing 3no. DBPP antennas (L1937xDIA230mm) to be removed & replaced by 1no. Tri sector antenna (L1400xDIA.3900mm) within shroud, installation of 1no. equipment cabinet (1450x650x1500) plus electricity pillar and ancillary equipment.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	17			
APPLIC NO	Z/2012/0210/DCA	Demolition w	DATE VALID	23/02/2012
DOE OPINION	CONSENT			
APPLICANT	Almond Village 60 Quarry Road Belfast BT4 2NO	AGENT	The Boyd Partnership LLP 1 River's Edge 13 Ravenhill Road Belfast BT6 8DN 028 90 461414	
LOCATION	125-127 Wellesley Avenue Malone Lower Belfast BT09 6DH			
PROPOSAL	Demolition of existing 3 storey building with rear returns to facilitate new redevelopment of the site. New development to replicate the existing street frontage			
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	18			
APPLIC NO	Z/2012/0229/F	Full	DATE VALID	28/02/2012
DOE OPINION	REFUSAL			
APPLICANT	Issy McManus 77 Knockeden Park Belfast BT6 0JG		AGENT	Surveying and Architectural Mangmt 40a Drumsnade Road Ballynahinch Co Down BT24 8NG 07814698325
LOCATION	Adjacent to 77 Knockeden Park Belfast BT6 0JG			
PROPOSAL	Redevelopment of rear garden space to provide new detached dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	7	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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



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

ITEM NO	19			
APPLIC NO	Z/2012/0242/F	Full	DATE VALID	01/03/2012
DOE OPINION	APPROVAL			
APPLICANT	Telefonica UK Limited		AGENT	Mono Consultants Limited The Mount 2 Woodstock Link Belfast BT6 8DD 028 9073 7295
LOCATION	Benedicts Hotel 7-21 Bradbury Place Belfast BT7 1RQ			
PROPOSAL	Telecommunications development comprising of adding 3No. vodafone antennas on yoke brackets to existing support poles and installing cable trays on the roof. Also installing equipment cabinets and a grillage walkway within an internal room.			
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	20			
APPLIC NO	Z/2012/0258/F	Full	DATE VALID	05/03/2012
DOE OPINION	APPROVAL			
APPLICANT	Everything Everywhere & H3G Ltd Hatfield Business Park Hatfield Hertfordshire AL10 9BW		AGENT	Harlequin Ltd 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 02890 823660
LOCATION	Existing telecommunications site NIE Sub-station 29m South of 423a Upper Newtownards Road Knock Belfast BT4 3LH			
PROPOSAL	Existing 3no. DBPP antennas (L1840xW309xD125mm) to be removed & replaced by 6no DBDP antennas (L1942xW364xD152mm), installation of 3no equipment cabinets and ancillary equipment inc. MHAS and cables			
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	21			
APPLIC NO	Z/2012/0282/F	Full	DATE VALID	12/03/2012
DOE OPINION	APPROVAL			
APPLICANT	Everything Everywhere & H3G Ltd Hatfield Business Park Hatfield Hertfordshire AL10 9BW		AGENT	Harlequin Ltd 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 02890 823660
LOCATION	Existing telecommunications installation rooftop of Russell Court Claremont Street 38-52 Lisburn Road Belfast Co Antrim BT9 6JX			
PROPOSAL	Existing 6no. DBPP antenna (L1942xW364xD152mm) to be removed and replaced by 6no DBDP antenna (L1942xW364xD152mm), installation of 3no equipment cabinets and ancillary equipment inc MHAS and cables			
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	22			
APPLIC NO	Z/2012/0378/F	Full	DATE VALID	04/04/2012
DOE OPINION	APPROVAL			
APPLICANT	Mrs C Walker		AGENT	MBA Design Services 52 Lansdowne Park Belfast BT15 4AG 07977720720
LOCATION	35 Orangefield Road Ballyhackamore Belfast BT5			
PROPOSAL	Erection of single storey rear extension			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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