

Document Pack

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



29th March, 2013

MEETING OF TOWN PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room (Room G05), City Hall on Thursday, 4th April, 2013 at 4.30 pm., for the transaction of the business noted below.

You are requested to attend.

Yours faithfully

PETER McNANEY

Chief Executive

AGENDA:

1. Routine Matters
 - (a) Apologies
 - (b) Minutes
 - (c) Declarations of Interest
2. Routine Correspondence
3. Request for Deputations
4. Reports and Correspondence
5. New Applications (Pages 3 - 16)
6. Deferred Items Still Under Consideration (Pages 17 - 26)

7. Streamlined Planning Applications - Decisions Issued (Pages 27 - 42)
8. Appeal Dates Notified (Pages 43 - 46)
9. Reconsidered Items (Pages 47 - 52)
10. Schedule of Applications (Pages 53 - 68)

Town Planning Committee

Thursday, 4th April, 2013



**List of planning applications received by the
Divisional Planning Manager
for the period from 12th till 25th March, 2013**

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**Planning Applications deemed valid
For the Period:-12/03/2013 to 18/03/2013**

Count : 20

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0273/F	Erection of extension to provide additional bedroom, utility room, garage and enlarged kitchen.	1 Glenmachan Park Belfast BT4 2PJ	Full	05/03/2013	05/03/2013	12/03/2013	Kyle Lunn 1 Glenmachan Park Belfast BT4 2PJ	
Z/2013/0277/O	Development of 2 new detached dwellings for residential use. Dwellings to be of a similar size to that of 539 and 541 Upper Newtownards Road	20m east of 539 and 541 Upper Newtownards Road Belfast BT4 3LN	Outline	05/03/2013	05/03/2013	13/03/2013	Mrs Catherine Miller 541 Upper Newtownards Road Belfast BT4 3LN	Elevate Planning Unit 3 52 York Street Belfast BT15 1AS
Z/2013/0286/F	Installation of a photovoltaic array which has the capability of producing 40.545 KWP of electrical energy. Panels will be mounted to the roof of the subject building.	Murdock Builders Merchants Unit 11 Kennedy Way Industrial Estate Blackstaff Way Belfast BT11 9DT	Full	05/03/2013	05/03/2013	12/03/2013	Murdock Builders Merchants	Lisney Surveyors Belfast 1st Floor Montgomery House 29-33 Montgomery Street Belfast BT1 4NX

**Planning Applications deemed valid
For the Period:-12/03/2013 to 18/03/2013**

Count : 20

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0288/F	Installation of a photovoltaic solar array on roof of subject building with capability of producing 45.135 KWP of electrical energy.	Murdock Builders Merchants Duncrue Road Belfast BT3 9BP	Full	05/03/2013	05/03/2013	12/03/2013	Murdock Builders Merchants	Lisney Surveyors Belfast 1st Floor Montgomery House 29-33 Montgomery Street Belfast BT1 4NX
Z/2013/0290/LDE	Re-surfacing lane and laying of partial foundations.	58-60 Ulsterville Avenue Belfast BT9 7AQ	LD Certificate Existing	07/03/2013	07/03/2013	12/03/2013	Clear Homes	Bill Morrison 1 Motelands Belfast BT4 2JH
Z/2013/0291/F	Erection of 2 storey rear extension. Demolition of existing building on site and the construction of 2 ground floor retail units and 27 apartments over the ground, first and second floors. Also associated car parking and storage to rear.	19 Mountainview Gardens Belfast BT14 7GU	Full	07/03/2013	07/03/2013	12/03/2013	S Magee 19 Mountainview Gardens Belfast BT14 7GU	McCann Moore Architects Ltd 7-15 Lisburn Road Belfast BT9 7GU
Z/2013/0296/F		94-100 Sunnyside Street Belfast	Full	07/03/2013	07/03/2013	12/03/2013	Glendarragh Properties c/o agent	

**Planning Applications deemed valid
For the Period:-12/03/2013 to 18/03/2013**

Count : 20

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0300/LBC	Conversion from school house to community/ cultural use with ancillary office space and associated alterations to include three two storey extensions to side of building and new vehicle access onto Joy Street	1 Sussex Place Town Parks Belfast BT2 8LN	Listed Building Consent	08/03/2013	08/03/2013	12/03/2013	Belfast Buildings Preservation Trust 18 Ashley Ave Belfast BT9 7BT	Hall Black Douglas 152 Albertbridge Road Belfast BT5 4GS
Z/2013/0301/F	Creation of 5no new carparking spaces within the existing carparking curtilage.	Existing carpark adjacent to Landmark House Cromac Quay Ormeau Road Belfast	Full	08/03/2013	08/03/2013	12/03/2013	Northern Bank Credit Department Donegal Square West Belfast	Gregory Architects 4 Crescent Gardens Belfast BT7 1NS
Z/2013/0303/F	Replacement Community Church Hall building for Welcome Church Belfast	4 Heather Street Belfast BT13 3DQ	Full	08/03/2013	08/03/2013	12/03/2013	Welcome Evangelical Church c/o agent	Fresh Design 1 College House Citylink Business Park Durham Street Belfast BT12 4HQ

**Planning Applications deemed valid
For the Period:-12/03/2013 to 18/03/2013**

Count : 20

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0304/F	Proposed restaurant to seat 40 at the front of the property with kitchen and toilets to the rear utilising existing facilities and services. Change of use from class A1 (a) to 4 (i).	62 High Street Belfast BT1 2BE	Full	05/03/2013	05/03/2013	12/03/2013	Shahin Khan 18 Dunmore Avenue Belfast BT15 3GR	AT Designs 19 Ardvanagh Road Conlig BT23 7XA
Z/2013/0305/F	Proposed housing development of 10 no. detached dwellings	Land Adjoining 82 And 83 Thorburn Road Newtownabbey	Full	11/03/2013	11/03/2013	13/03/2013	Skyline Planning Consultants LTD	Fleming McKernan Associates 1 Upper Abbey Street Coleraine BT52 1BF
Z/2013/0309/F	Proposed changing pavillion, extension of existing grass, with associated perimeter fencing and floodlighting.	Musgrave Park Stockman's Lane Belfast	Full	08/03/2013	08/03/2013	14/03/2013	Belfast City Council c/o agentG	Gregory Architects 4 Crescent Gardens Belfast

**Planning Applications deemed valid
For the Period:-12/03/2013 to 18/03/2013**

Count : 20

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0311/A	Halo illuminated wordmark and replace roundel logo	Starbucks Coffee Shop UG 38 Victoria Square Belfast BT1 4QG Northern Ireland BT1 4QG	Advertisement	12/03/2013	12/03/2013	15/03/2013	Lynn Day Starbucks Coffee Company Building 4 Chiswick Park 566 Chriswick High Road London W4 5YE	Evole RPS The Coach House The Grange Business Park Hewish Bristol BS246RR
Z/2013/0312/F	Single storey extension to rear and new window to side elevation	3 Shanlieve Park Belfast BT14 8JE	Full	12/03/2013	12/03/2013	15/03/2013	P Floyd c/o agent	Roert Bryson 18 Gransha Park Belfast BT11 8AU
Z/2013/0313/F	Construction of 3no shop fronts and construction of single storey store and single storey fire escape to rear.	195-205 Antrim Road Belfast BT15 2GW	Full	12/03/2013	12/03/2013	15/03/2013	Collinward c/o agent	First Stone Architects 126 University Avenue Belfast BT7 1GZ
Z/2013/0314/F	Construction of single storey extension to side if property	4 Danesfort Park Court BT9 7RF	Full	13/03/2013	13/03/2013	15/03/2013	McCleary c/o agent	Jam Architects 35 Ravensdene Park Belfast BT6 0DA

**Planning Applications deemed valid
For the Period:-12/03/2013 to 18/03/2013**

Count : 20

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0315/F	Adaptation for a person with disability. Provision of ground floor shower and toilet facilities.	72 Leeson Street Belfast BT12 4LF	Full	13/03/2013	13/03/2013	15/03/2013	Northern Ireland Housing Executive 10-16 Hill Street Belfast BT1 2LA	NIHE Property Services (Design) 10-16 Hill Street Belfast BT1 2LA
Z/2013/0316/F	New front entrance porch and single storey rear extension to the rear of 1a Glenbryn Park with internal layout re-arranged	1A Glenbryn Park and 51 Ardoyne Road BT14 7JG	Full	13/03/2013	13/03/2013	15/03/2013	NBWISP c/o agent	Fresh Design 1 College House City Link Business Park Belfast BT12 4HQ
Z/2013/0319/LBC	Refurbishment of second floor to facilitate office accommodation. Works include the removal of existing internal partition walls and forming an opening through an existing internal partition wall.	Belfast Castle Antrim Road Belfast BT15 5GR	Listed Building Consent	14/03/2013	14/03/2013	15/03/2013	Belfast City Council Park and Leisure Department 4-10 Linenhall Street Belfast BT2 8BP	Belfast City Council Duncrue Complex Duncrue Road Belfast BT3 9BP

**Planning Applications deemed valid
For the Period:-19/03/2013 to 25/03/2013**

Count : 19

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0306/F	Erection of 2 storey extension to allow lounge/utility room on ground floor with single bedroom/ensuite above	103 Osbourne Drive Belfast BT9 6LJ	Full	11/03/2013	11/03/2013	19/03/2013	Kieran Fitzpatrick 103 Osbourne Drive Belfast BT9 6LJ	
Z/2013/0317/F	Erection of single storey rear extension.	4 Boyne Court Belfast	Full	13/03/2013	13/03/2013	21/03/2013	NIHE 10-16 Hill Street Belfast BT1 2LA	NIHE 10-16 Hill Street Belfast BT1 2LA
Z/2013/0318/LDP	Rear extension to dwelling	46 Orangefield Gardens Belfast BT5 6DP	LD Certificate Proposed	13/03/2013	13/03/2013	19/03/2013	Wright 46 Orangefield Gardens Belfast BT5 6DP	Ritchie Architects 10 Ormiston Park Belfast BT4 3JT
Z/2013/0320/F	Single storey extension to rear of existing two storey house	5 Kimona Drive Belfast BT4 1LQ	Full	15/03/2013	15/03/2013	19/03/2013	J Lindsay c/o NIHE 5 Kimona Drive Belfast BT4 1LQ	NIHE Property Services (Design) 10/16 Hill Street Belfast BT1 2LA

**Planning Applications deemed valid
For the Period:-19/03/2013 to 25/03/2013**

Count : 19

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0322/F	Erection of 1 storey rear extension with kitchen/dining	3 Ardmillan Fortwilliam Park belfast	Full	15/03/2013	15/03/2013	19/03/2013	Dympna Eastwood 3 Ardmillan Fortwilliam Park Belfast BT15 4AW	Eoghan Fee 37 Galwally Park Belfast BT8 6AG
Z/2013/0323/F	Solar panel installation to supply power to signage that was the subject of application Z/2010/0087/A. 5 no. solar panels, each 1250x670mm in a linear arrangement, facing south, 1300mm high	Grove Wellbeing Centre York Road Belfast BT15 3HF	Full	15/03/2013	15/03/2013	25/03/2013	Carmel Maguire, Belfast Trust Knockracken Healthcare Park Sainfield Road Belfast BT8 8BH	Kennedy Fitzgerald Architects 3 Eglantine Place Belfast BT9 6EY
Z/2013/0325/F	Erection of office building, surface car parking and other associated works.	Vacant land at Clarendon Dock 35m southwest from 27 Albert Quay and 140m northwest of the Harbour Office	Full	19/03/2013	19/03/2013	20/03/2013	Belfast Harbour Commissioners	Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX
Z/2013/0326/F	Proposed construction of 15 no. apartments	161 Glen Road Belfast BT11	Full	19/03/2013	19/03/2013	21/03/2013	Arabica Investment LTD	Peter J Morgan 17 Glengoland Crescent Dunmurry BT17 0JG



**Planning Applications deemed valid
For the Period:-19/03/2013 to 25/03/2013**

Count : 19

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0329/F	Two storey rear extension to extend kitchen and bathroom facilities.	68 Wellesley Avenue Belfast BT9 6DH	Full	19/03/2013	19/03/2013	21/03/2013	Emma and Natalie Campbell 68 Wellesley Avenue Belfast BT9 6DH	Paddy Byrne Architects 108 Appleton Park Belfast BT11 9JF
Z/2013/0330/F	Single storey extension and alterations to rear of existing dwelling	106 Haypark Avenue Belfast BT7 3FF	Full	19/03/2013	19/03/2013	21/03/2013	Aidan and Mary Fields 106 Haypark Avenue Belfast BT7 3FF	Aine McEnoy Architect 51 Marlborough Park North Belfast BT9 6HL
Z/2013/0331/LBC	Single storey extension (wholly within yard), single storey garden room, and partial attic extension	3 Wellington Park Terrace Belfast BT9 6DR	Listed Building Consent	19/03/2013	19/03/2013	21/03/2013	Rita and Ronan Harkin and Lavery 3 Wellington Park Terrace Belfast BT9 6DR	McGonigleMcGrath 474a Ravenhill Road Belfast BT6 0BW
Z/2013/0332/A	Fascia sign, ATM signage, projecting sign and window vinyl signs	Former Ormeau Bakery 307-341 (Units 3-6 (inclusive)) Ormeau Road Belfast BT7	Advertisment	19/03/2013	19/03/2013	21/03/2013	Tesco Stores Ltd Cirrus House Shire Park Welwyn Garden City AL7 1AB	Edgeplan Limited Forsyth House Cromac Square Belfast BT2 8LA



**Planning Applications deemed valid
For the Period:-19/03/2013 to 25/03/2013**

Count : 19

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0333/LBC	External repair to brickwork, stonework and roofing. New stonework to north and south gables. Replacement cast iron rainwater goods. Replacement solid mild steel gate and railings to north and south gables. Heavy duty mesh grass protection for car parking on front lawn. Internal decoration and replacement suspended ceiling over second floor classrooms.	Soane Building Royal Belfast Academical Institute College Square East Belfast BT1 6DL	Listed Building Consent	19/03/2013	19/03/2013	21/03/2013	Karl Wilson RBAI College Square East Belfast BT1 6DL	Alastair Coey Architects 96 Sydenham Avenue Belfast BT4 2DT
Z/2013/0334/F	Demolition of attached garage and erection of 2 storey side extension to dwelling.	37 Deramore Drive Belfast	Full	19/03/2013	19/03/2013	25/03/2013	Dr D McAuley 37 Deramore Drive Belfast BT9 5JS	Charles Branigan 56 Woodland Park Moss Road Lisburn BT27 4PF

**Planning Applications deemed valid
For the Period:-19/03/2013 to 25/03/2013**

Count : 19

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0337/LDP	Single storey extension to rear of existing dwelling including part extension of existing ground floor bedroom and bathroom plus replacement of existing conservatory with a new sunspace.	111 Old Hollywood Road Ballymaghan Belfast BT4 2HN	LD Certificate Proposed	20/03/2013	20/03/2013	21/03/2013	William Pinkerton 111 Old Hollywood Road Ballymaghan Belfast BT4 2HN	Philip Cullen 28 Downshire Road Belfast BT6 9JL
Z/2013/0340/A	Shop signage	127-151 Sandy Row Belfast BT12 5EY	Advertisem ent	13/03/2013	13/03/2013	21/03/2013	Belfast City Council Lanyon Place Belfast BT1 3LP	Knox and Clayton Architects 2A Wallace Avenue Lisburn BT12 5EY
Z/2013/0351/A	Restaurant signage	Ground Floor 151-157 Hollywood Road Belfast BT4 3BE	Advertisem ent	25/03/2013	25/03/2013	25/03/2013	Blondtrepreneu r Ltd c/o Flannigan's Edmonds Bannon Pearl Assurance Hous Donegal Square Belfast BT1 5HB	Doherty Architects 6 Kinnaird Street Belfast BT14 6BE

**Planning Applications deemed valid
For the Period:-19/03/2013 to 25/03/2013**

Count : 19

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0352/F	Single storey extension, single storey garden room, attic extension to listed dwelling	3 Wellington Park Terrace Belfast BT9 6DR	Full	25/03/2013	25/03/2013	25/03/2013	Rita Harkin 3 Wellington Park Terrace Belfast BT9 6DR	McGonigle McGrath 474A Ravenhill Road Belfast BT6 0BW
Z/2013/0353/F	Demolition of existing single storey rear return and proposed single storey side and rear extension	69 Maryville Park Belfast Malone Lower BT9 6LQ	Full	25/03/2013	25/03/2013	25/03/2013	Mr & Mrs A McAllister 69 Maryville Park Malone Lower Belfast BT9 6LQ	M F O'Hare & Associates 1 Balmoral Drive Belfast BT9 6PD

Town Planning Committee

Thursday, 4th April, 2013



**Deferred Items Still Under
Consideration**

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

1

Application Ref Z/2008/0824/F

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

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

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

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

2

Application Ref Z/2010/1089/F

Applicant Mr Wai Yau Chan 20 Old Forge **Agent**
Magheralin Caroline McMordie 3 Cranmore
Craigavon Park
BT67 Belfast
BT9 6JF

Location 14 College Heights
Wellington Square
Belfast
BT7 3LG

Proposal Retention of change of use from dwelling to HMO



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

3

Application Ref Z/2010/1648/F

Applicant Mr Cilve Jones 18 Holland Park Belfast BT5 6HB

Agent Ian Gibson Architect 80 Comber Road Killinchy BT23 6PF

Location Approved site for dwelling and garage adjacent to 66 Kings Road Belfast

Proposal Change of house type and garage to previously to Z/2007/1256/F. (Additional Information and Amended Plans received)

4

Application Ref Z/2010/1713/F

Applicant Ken and Geraldine Brown

Agent Turley Associates 29-31 Montgomery Street Belfast BT1 4NX

Location Lands between 1-8 and 9 Notting Hill Gate (formerly 33 Notting Hill) Belfast BT9 5NS

Proposal Erection of dwelling house, detached garage and associated ancillary works.

- 1 The proposal is contrary to the Department's Planning Policy Statement 2: Planning and Nature Conservation, in that development would, if permitted, have a significant impact on badgers, which are protected under the Wildlife (Northern Ireland) Order 1985 (as amended).
- 2 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: "Quality Residential Environments" and policy OS1 of Departments Planning Policy Statement 8 "Open Space, Sport and Outdoor Recreation" in that the development would, if permitted, result in the loss of existing open space and therefore adversely affect the environmental quality and character of the area.

5

Application Ref Z/2011/0476/F

Applicant Mooney Hotel Group c/o G M Design Associates

Agent G M Design Associates 22 Lodge Road Coleraine BT52 1NB

Location Wellington Park Hotel 21 Malone Road 6 & 14 Wellington Park Belfast BT9 6RU

Proposal Partial demolition, refurbishment and extensions to existing hotel; providing additional 92 bedrooms, apart-hotel accommodation (38 apartments) additional function room, syndicate rooms, cafe and restaurant space, office extension to 14 Wellington Park, 2 levels of basement car parking, alterations to existing surface car parking and circulation and landscaping. (Amended drawings and additional information)

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

6

Application Ref Z/2011/1362/F

Applicant West Belfast Sports and Social Club **Agent**
c/o John Hughes David Smyth 131 Alderley Place
370 Falls Road Mallusk
Belfast Newtownabbey
BT12 6DG BT36 7SJ

Location 370 Falls Road
Belfast
Co Antrim
BT12 6DG

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

7

Application Ref Z/2012/0235/F

Applicant Robert Thompson 52 Edentrillick **Agent**
Hill Consarc Design Group The Gas
Hillsborough Office
BT26 6PQ 4 Cromac Quay
Belfast
BT7 2JD

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

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

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

8

Application Ref Z/2012/0409/F

Applicant Limelight Belfast Ltd 1 Bankmore **Agent**
Square O'Donnell O'Neill Design Associates
Belfast 5 Stranmillis Road
BT2 1DH Belfast
BT9 5AF

Location 17-21 Ormeau Avenue
Town Parks
Belfast
BT2 8HD

Proposal Provision of outside area of licensed premises at first floor level with facilities for smokers (Amended Plans).

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

9

Application Ref Z/2012/0426/F
Applicant The McGinnis Group **Agent** Michael Burroughs Associates 33 Shore Road
Holywood
BT18 9HX
Location Wellington Square
Annadale Embankment
Belfast
BT7 3LN
Proposal Amendment of condition 3 of Z/2006/1623/F by removing reference to drawing No. AL(02)001 Rev.A (revised parking layout at the Boulevard)

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

10

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

11

Application Ref Z/2012/0669/O
Applicant Kennedy c/o agent **Agent** Sutherland Architects Ltd 10 Cleaver Park
Malone Road
Belfast
BT9 5HX
Location Land adjacent to 36 Strandburn Park
Belfast
Proposal Erection of new dwelling

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

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

12
Application Ref Z/2012/0770/F
Applicant John Green c/o agent **Agent** Ivory Architects 66 Rawbrae Road
Whitehead
BT38 9SZ
Location 4a Newforge Lane
Belfast
BT9
Proposal Demolition of existing dwelling and proposed 4no detached dwellings

13
Application Ref Z/2012/0817/F
Applicant Mr D Rooney 20 Sommerton Close **Agent** R Stokes 17 Moreland Avenue
Belfast Newtownabbey
BT36 7RQ
Location First floor above 163-165 Oldpark Road
Town Parks
Belfast
BT14 6QP
Proposal Change of use to 1 no apartment

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

14
Application Ref Z/2012/0995/F
Applicant Life NI 48 University Street **Agent** Carson McDowell 4/5 Murray House
Belfast Murray Street
BT7 1HB Belfast
Location 48 University Street
Belfast
BT7 1HB
Proposal Change of use of ground floor into charity shop (class A1)

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



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

15

Application Ref Z/2012/1061/F

Applicant J Bates 1080 Crumlin Road **Agent** A L D A Architects 537 Antrim Road
Belfast Belfast
BT14 BT15 3BU

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

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

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

16

Application Ref Z/2012/1318/F

Applicant Mr Donald Murray 41 Sydenham **Agent** John Palmer- Chartered Architects
Avenue The Mount Business & Conference
Belfast CTR
BT4 2DJ 2 Woodstock Link
Belfast
BT6 8DD

Location 41 Sydenham Avenue
Belfast
BT4 2DJ

Proposal Erection of two storey porch/bedroom front extension, and single storey front extension

- 1 The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7 "Residential Extensions and Alterations" in that it would, if permitted, significantly detract from the character and appearance of the area due to development forward of the building line and would set an undesirable precedent for similar extensions to the further detriment of the area's character.

17

Application Ref Z/2012/1358/LBC

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

Location 48 University Street
Belfast
BT7 1HB

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

- 1 The proposal is contrary to Planning Policy BH 8 of the Department's Planning Policy Statement 6: Planning Archaeology and the Built Heritage in that the building is listed under Article 42 of the Planning (NI) Order 1991 and the alterations would, if permitted, detract from its character and features of interest and a result in loss of its architectural integrity.
- 2 The proposal is contrary to Planning Policy Statement 5: Retailing and Town Centres, in that the site lies outside a local centre and the need demonstrated has not been sufficient to justify the proposed development that cannot be met by existing local centres or within vacant premises located in existing centres and would, if permitted, set a precedent for further unacceptable development.



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

18

Application Ref	Z/2012/1396/F		
Applicant	j Walkington c/o Agent	Agent	Povall Worthington 5 Pilots View Heron Road Belfast BT3 9LE
Location	220 Belmont Road Belfast BT4 2AW		
Proposal	Change of house type previously approved under Z/2012/0080/F from 1 No detached dwelling to 2 No semi-detached dwellings with parking spaces and gardens using approved access and private lane		

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and Planning Policy Statement 2: Planning and Nature Conservation in that in that it would if permitted result in overdevelopment of the site and will result in the loss of mature trees which are protected by Tree Preservation Order.

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Town Planning Committee

Thursday, 4th April, 2013



**Streamlined Applications –
Decisions Issued**

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Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/03/2013 To: 26/03/2013

Belfast LGD

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0437/F	Change of use from a social club to a day centre. Extensive internal alterations, demolition of stores to rear, construction of stairwell to 2nd floor and ramps for disabled access to main entrance (amended description, amended plans and supporting information received)	279-281 Antrim Road Belfast BT15 2HE	12/03/2013	Pips Programmes Unit 3 North City Business Centre Duncairn Gardens Belfast BT15 2GG	A.L.D.A. Architects 537 Antrim Road Belfast BT15 3BU
Z/2012/0852/LBC	Installation of solar panels on southern plane of roof (amended scheme)	St Jude's Parish Church Halls Junction of Ravenhill Road and St Jude's Crescent Belfast BT7 2GW	12/03/2013	St Jude's Parish Church Ormeau Road Belfast BT7 2GE	Michael Whitley Architects Belmont Business Park 232/240 Belmont Road Belfast BT4 2AW
Z/2012/0854/LBC	Installation of solar panels on southern plane of roof (Amended scheme)	St Jude's Parish Church Ormeau Road Belfast BT7 2GE	12/03/2013	St Jude's Parish Church Ormeau Road Belfast BT7 2GE	Michael Whitley Architects Belmont Business Park 323/240 Belmont Road Belfast BT4 2AW

Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/03/2013 To: 26/03/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0855/F	Installation of solar panels to southern plane of roof (Amended Scheme)	St Jude's Parish Church Ormeau Road Belfast BT7 2GE	12/03/2013	St Jude's Parish Church Ormeau Road Belfast BT7 2GE	Michael Whitley Architects Parkway Studios Belmont Business Park 323/240 Belmont Road Belfast BT4 2AW
Z/2012/0856/F	Installation of solar panels to southern plane of roof	St Jude's Parish Church Halls Junction of Ravenhill Road and St Jude's Crescent Belfast BT7 2GW	12/03/2013	St Jude's Parish Church Ormeau Road Belfast BT7 2GE	Michael Whitley Architects Parkway Studios Belmont Business Park 232/240 Belmont Road Belfast BT4 2AW
Z/2012/1235/F	Renovation and refurbishment of existing dwelling and erection of new two storey rear return (amended plans).	98 Benburb Street Belfast	12/03/2013	Fold Housing Association	G M design Associates 22 Lodge Road Coleraine BT52 1NB
Z/2012/1237/F	Renovation and refurbishment of existing dwelling and erection of new two storey rear return (amended plans).	112 Benburb Street Belfast	12/03/2013	Fold Housing Association c/o Agent	GM Design Associates 22 Lodge Road Coleraine BT52 1NB
Z/2012/1239/F	Renovation and refurbishment of existing dwelling and erection of new two storey rear return (amended plans).	122 Benburb Street Belfast	12/03/2013	Fold Housing Association c/o agent	G.M. Design Associates 22 Lodge Road Coleraine BT52 1NB

Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/03/2013 To: 26/03/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/1240/F	Renovation and refurbishment of existing dwelling and erection of new two storey rear return (amended plans).	118 Benburb Street Belfast	12/03/2013	Fold Housing Association c/o agent	G.M. Design Associates 22 Lodge Road Coleraine BT52 1NB
Z/2012/1241/F	Refurbishment of existing dwelling and construction of new two storey rear return (Amended Plans).	6 Kilburn Street Belfast	12/03/2013	Fold Housing Association c/o agent	G.M. Design Associates 22 Lodge Road Coleraine BT52 1NB
Z/2012/1444/F	Erection of new shopfront	28 Donegall Place Belfast BT1 5BB	12/03/2013	Barratts trading Ltd BPL House Harrogate Road Bradford BD10 0NW	
Z/2013/0094/F	Entrance ramp and steps to provide disabled access to the front entrance.	62 Larkfield Road Sydenham Belfast BT4 1QE	12/03/2013	St Brendan'a Parish Church 62 Larkfield Road Sydenham Belfast BT4 1QE	Clem McKee Architect 140 Comber Road Dundonald Belfast BT16 2BP
Z/2012/0825/F	Erection of detached residential unit with ancillary works	Vacant land adjacent to no 78 Farnham Street Belfast BT2 2FN	13/03/2013	Clamill Housing Association c/o agent	
Z/2012/0837/F	Demolition of existing dwelling and erection of new replacement dwelling and garage [amended scheme].	20 Glenburn Park Belfast BT14 6TF	13/03/2013	Caroline Clark c/o agent	JWA Design 1 Bramble Grove Newtownabbey BT37 0GF

Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/03/2013 To: 26/03/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0987/F	Erection of first floor extension to rear of dwelling and garage refurbishment	23 Cricklewood Crescent, Stranmillis, Belfast	13/03/2013	J Howard 23 Cricklewood Crescent Stranmillis Belfast	
Z/2012/1188/LBC	Replacement of existing facade lighting at City Hall with Energy Efficient LED lighting, intelligent control systems and commissioning of the installation.	Belfast City Hall Belfast BT1 5GS	13/03/2013	Belfast City Council City Hall Belfast BT1 5GS	Belfast City Council - PMU Facilities management Duncrue Complex Duncrue Road Belfast BT3 8BP
Z/2012/1190/F	Single storey side extension	19 St Johns Park Belfast	13/03/2013	Mr & Mrs Guthrie 19 St Johns Park Belfast	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB
Z/2012/1204/F	Retrospective application for retention of existing taxi booking office with associated managers' residential accommodation.	81a Glen Road Belfast BT11 8BD	13/03/2013	Mr Hanna (Gransha Taxis) c/o agent	31 Grange Park Dunmurry BT17 0AN
Z/2012/1276/F	Proposed side dormer windows, front bay window and 2nd floor windows	46 Knightsbridge Park Belfast	13/03/2013	H Young 46 Knightsbridge Park Belfast	Architech Design 76 Whitethorn Lane Kinallen BT25 2DL



Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/03/2013 To: 26/03/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/1345/F	Provision of a single storey rear extension accommodating sun lounge	38 Mount Eden Park Belfast BT9 6RB	13/03/2013	Mr Damien McGrath 38 Mount Eden Park Belfast BT9 6RB	Lee McCullough 3 Clandeboye Drive Bangor BT19 1AH
Z/2012/1438/F	Replacement of existing temporary science classroom with new fabricated classroom to meet current DENI guidelines and full accessibility for wheelchair users. New modular toilet block pod	Mitchell House School, Marmont Park Belfast BT4 2GT	13/03/2013	Belfast Education and Library Board 40 Academy Street Belfast BT1 2NQ	McAdam Design
Z/2012/0905/LBC	2no. existing ground floor, modern openings to be removed and original full height opening reinstated with new metal louvred doors to provide ventilation for new office air conditioning system	Relay Software Ltd The Gas Office 12 Cromac Quay Ormeau Road Belfast BT7 2JD	14/03/2013	Relay Software The Gas Office 12 Cromac Quay Ormeau Road Belfast BT7 2JD	Consarc Conservation The Gas Office 4 Cromac Quay Ormeau road Belfast BT7 2JD
Z/2012/1055/F	Change of use from offices to 4no apartments (2no. 4 person and 2no. 5 person) (retrospective)	16a Wellesley Avenue Belfast BT9 6DG	14/03/2013	Gavin Clarke for TwentyTwenty Properties Ltd obo The Northern Bank Ltd c/o Osborne King Belfast BT1 5JA	Osborne King The Mero Building 6-9 Donegall Square South Belfast BT1 5JA

Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/03/2013 To: 26/03/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/1226/F	Small two storey extension to rear and internal refurbishment	100 SYdenham Avenue Belfast BT4 2DT	14/03/2013	Dara Carton c/ Agent	Wayne Storey Associates 46 Strand Avenue Holywood Belfast BT18 9AW
Z/2012/1363/A	Freestanding unit with 1.8m X 1.2m scrolling posters	Victoria Street corner of Chichester Street Belfast BT1 4PE	14/03/2013	British Telecom NI Lisburn Telephone Exchange Lisburn BT28 1XP	Clear Channel Northern Ireland U2 Channel Commercial park Queens Road Belfast BT3 9DT
Z/2012/1365/F	Erection of two storey side extension ,single storey attached garage and two storey rear extension and single storey garden pavillion and shed	30 Massey Avenue Killeen (Holywood). Belfast BT4 2JT	14/03/2013	R Adair 30 Massey Avenue Belfast BT4 2JT	250 Ravenhill Road Belfast BT6 8GJ
Z/2012/1413/F	Change of use from one residential dwelling to office use	96 Duncairn Gardens Belfast BT15 2GJ	14/03/2013	The Ashton Centre 5 Churchill Street Belfast BT15 2BP	Doherty Architects 6 Kinnaird Street Belfast BT14 6BE

Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/03/2013 To: 26/03/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0017/F	2 no. existing ground floor modern window openings to be removed and full height openings re-instated with new metal louvered doors to provide ventilation for proposed new office air conditioning.	Relay Software LTD The Gas Office 12 Cromac Quay Ormeau Road Belfast BT7 2JD	14/03/2013	David McKnight, Relay Software LTD The Gas Office 12 Cromac Quay Ormeau Road Belfast BT7 2JD	Consarc Conservation The Gas Office 4 Cromac Quay Ormeau Road Belfast BT7 2JD
Z/2013/0090/F	New extension (transition zone) adjacent to existing lecture theatre	David Keir Building Stranmillis Road Belfast BT9 5AG	14/03/2013	Estates Dept Queen's University Belfast Level 5 Admin Building Belfast BT7 1NN	Fleming Mountstephen Planning The Gasworks 5 Cromac Avenue Belfast BT7 2JA
Z/2013/0130/F	Single storey rear extension and hard landscaping.	42 Knockhill Park Belfast BT5 6HY	14/03/2013	Mr & Mrs Alistair Massey 42 Knockhill park Belfast BT5 6HY	Address Architecture 66 Dunlady Manor Dundonald BT16 1YR
Z/2013/0147/F	First floor bathroom extension	1 Cairnburn Gardens Belfast BT4 2HY	14/03/2013	Laurence B Clarke 1 Cairnburn Gardens Belfast BT4 2HY	

Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/03/2013 To: 26/03/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/1169/A	1 no 48 sheet advertising hoarding	Car park on Hope Street adjacent to College Square East Belfast BT12 5EE	19/03/2013	CBs Outdoor Ltd Glendinning House 6 Murray Street Belfast BT1 6DN	BGA Architects Ltd 50 Regent Street Newtownards BT23 4LP
Z/2012/1212/F	Development of vacant site to provide two 3-bed apartments with associated operational development.	46 Sans Souci Park Belfast BT9	19/03/2013	Queen's University Belfast Estates Dept Level 5 Admin Building Belfast BT7 1NN	Fleming Mountstephen Planning The Gasworks 5 Cromac Avenue Belfast BT7 2JA
Z/2012/1302/F	Single-storey extension to rear of dwelling for disabled use.	95 Willowvale Avenue Belfast BT11 9JY	19/03/2013	Mr & Mrs rafferty 95 Willowvale Avenue Belfast BT11 9JY	Mr John Connaughton 65 Hartswood Crumlin BT29 4PY
Z/2012/1367/LBC	Replacement Fascia Signage	Mothercare Belfast 10-16 Castle Place Town Centre Belfast BT1 1GB	19/03/2013	Steve Cook Mothercare Cherrytree Road Watford WD24 6SH	T2 Projects Ltd Unit 306 30 Great Guildford Street London SE1 0HS
Z/2012/1434/F	Single-storey extension to rear of the dwelling for disabled use.	79 Navan Green Belfast	19/03/2013	NIHE 10-16 Hill Street Belfast BT1 2LA	Phillip Raiston (NIHE) 10-16 Hill Street BT1 2LA

Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/03/2013 To: 26/03/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0010/F	Single storey side extension and external alterations.	1 Torrrens Drive Belfast	19/03/2013	Mary Savage 1 Torrrens Drive Belfast BT14 6JA	Kevin Fennell Design 2A Dorchester Park Belfast BT9 6RH
Z/2013/0036/F	Two-storey extension to rear of dwelling and external alterations.	72 Ladybrook Park Belfast BT11 9EN	19/03/2013	Denis Rainey 72 Ladybrook Park Belfast BT11 9EN	Kevin Fennell Design 2A Dorchester Park Belfast BT9 6RH
Z/2013/0064/F	Proposed conversion of flat roof to a pitched roof	Blade room (adjacent to School of Dentistry) Royal Victoria Hospital Grosvenor Road BT12 6BA	19/03/2013	Estates Department Belfast HSC Trust Estates North West Div Royal Victoria Hospital Grosvenor Road Belfast BT12 6BA	The FMC Partnership 431-441 Newtownards Road Belfast BT4 1AQ
Z/2012/1238/F	Demolition of existing premises and its replacement of two storey 2 bedroom dwelling	94 Broadway Belfast	20/03/2013	Fold Housing Association c/o agent	G.M. Design Associates 22 Lodge Road Coleraine BT52 1NB
Z/2012/1252/F	Widening of existing exit door to provide automated sliding doors to front of property (Retrospective). [amended description]	6 Cromac Place Belfast BT7 2JB	20/03/2013	Apex Housing Association 1 Hospital Road Omagh BT79 0AW	JCP Consulting 85-87 Holywood Road Belfast BT4 3BD

Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/03/2013 To: 26/03/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0164/F	Single storey shower room extension to existing dwelling	18 Ashmore Place Belfast BT13 2PU	20/03/2013	Susan Coates 18 Ashmore Place Belfast BT13 2PU	NIHE Design Services 10-16 Hill Street BT1 2LA
Z/2012/0703/A	Site and building signage	Tesco Store 200 Castlereagh Road Belfast BT5 5FT	21/03/2013	Tesco Stores Ltd c/o agent	Ostick and Williams 14 Edgewater Road Belfast BT3 5FT
Z/2012/0932/F	Erection of garden shed at rear of garden	53 Rugby Road Belfast BT7 1PT	21/03/2013	Christine Maggs 53 Rugby Road Belfast BT7 1PT	
Z/2012/1246/F	Demolition of existing building and replacement with two and a half storey 2 bedroom dwelling	67 Frenchpark Street Belfast	21/03/2013	Fold Housing Association c/o agent	G.M. Design Associates 22 Lodge Road Coleraine BT52 1NB
Z/2012/1338/A	1 x Mothercare /ELC fascia Sign, 2 Double sided Projecting Signs	Mothercare Belfast 10-16 Castle Place Belfast BT1 1GB	21/03/2013	Mothercare Cherrytree Road Watford WD24 6SH	T2 Projects Ltd Unit 306 30 Guildford Street London SE1 0HS
Z/2012/1409/F	Proposed outdoor roof terrace at second floor level (roof level of) 12-14 Ann Street, Belfast, BT1 4EF	10 Ann Street (encompassing part of 12 - 14 Ann Street) Belfast BT1 4EF	21/03/2013	c/o Agent	Neil Matthews Architects 5 Weavers Court Linfield Road Belfast BT12 5GH

Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/03/2013 To: 26/03/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0020/F	Single-storey extension to rear of dwelling for disabled use.	121 Forthriver Parade Belfast BT13 3UX	21/03/2013	Northern Ireland Housing Executive	Property Services (Design) 10-16 Hill Street Belfast BT1 2LA
Z/2013/0057/F	Single-storey extension to rear of dwelling for disabled use.	16 Creeslough Walk Belfast BT11 9HN	21/03/2013	Northern Ireland Housing Executive Property Services (Design) 10-16 Hill Street Belfast BT1 2LA	Gary Carson Property Services (Design) 10-16 Hill Street Belfast BT1 2LA
Z/2013/0117/F	Erection of 2 storey extension to rear and side of dwelling (with demolition of detached garage)	46 Cheltenham Park Belfast BT6 0HR	21/03/2013	Dermot and Mairead Murphy 46 Cheltenham Park Belfast BT6 0HR	Jim Morrison Architect 31 Cricklewood Park Belfast BT9 5GW
Z/2013/0125/F	Erection of single storey rear extension.	62 Campbell Park Avenue Belfast BT4 3FL	21/03/2013	Mrs S Dane 62 Campbell Park Avenue Belfast BT4 3FL	Architectural Design & Planning 48 Kirkliston Park Belfast BT5 6ED
Z/2013/0177/F	Single storey rear extension	11 Kingsberry Park Belfast BT6 0HT	21/03/2013	Kelly Bonnar 11 Kingsberry Park Belfast BT6 0HT	Kevin Fennell Design 2A Dorchester Park Belfast BT9 6RH



Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/03/2013 To: 26/03/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0933/LBC	Addition of a new garden shed at end of garden	53 Rugby Road Belfast BT7 1PT	25/03/2013	Christine Maggs 53 Rugby Road Belfast BT7 1PT	
Z/2012/0978/A	2No internally illuminated fascia signs, 1No externally illuminated projecting sign	New Look Fountain House Donegall Place Belfast BT1 5AB	25/03/2013	Newlook Group PLC Mercy Road Weymouth DT 35HJ	Escott Signs Ltd 378 Princesway Team Valley Gateshead NE11 0TU
Z/2012/1366/A	Conversion of existing two 48 Sheet advertisement display hoardings to one 96 sheet advertisement display Light Box (amended description).	Corner York Street and Great Georges Street Belfast	25/03/2013	Clear Channel N.I. Ltd Channel Commercial Park Queens Road Belfast BT3 9DT	
Z/2012/1435/F	Single-storey extension to rear of dwelling for disabled use and external alterations.	12 Malcolimson Street Belfast	25/03/2013	NIHE 10-16 Hill Street Belfast BT1 2LA	Phillip Ralston (NIHE) 10-16 Hill Street BT1 2LA
Z/2013/0179/F	Proposed single storey extension to rear of existing dwelling and roof space conversion	61 Wellington Park Malone Lower Belfast	25/03/2013	T Rogan c/o agent	Patrick Johnson Design 21 Priests Lane Blaris Road Lisburn BT27 5RB

Streamlined Planning Applications Decisions Issued

Decision Issued From: 12/03/2013 To: 26/03/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2011/1381/A	New shop signage to existing buildings	Sandy Row Donegall Road	26/03/2013	Belfast City Council Urban Development Cecil Ward Building 4-10 Linenhall Street Belfast BT2 8BP	Knox and Clayton Architects 2a Wallace Avenue Lisburn BT27 4AA
Z/2012/1423/A	Fascia Sign	Homebase Shane Park 105 Boucher Road Shane Park Belfast BT12 6RH	26/03/2013	Homebase (Home Retail Group) 489-499 Avebury Boulevard Milton Keynes MK9 2NW	Image Techniques Ltd Saxon Bus Park Stoke Prior Bromsgrove B60 4AD
Z/2013/0092/LBC	Removal of existing New Look signage and replace with new in accordance with advertisement application ref. Z/2012/0978/A.	New Look Fountain House Donegall Place Belfast County Antrim Northern Ireland BT1 5AB	26/03/2013	New Look Group PLC Mercery Road Weymouth BT3 5HD	Eiscott Signs Ltd 378 Princesway Team Valley Gateshead NE11 0TU

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Town Planning Committee

Thursday, 4th April, 2013



Appeal Dates Notified

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**Appeal Dates Notified****Date From: 12/03/2013 00:00:00 and Date To: 26/03/2013 00:00:00****COUNCIL** **Belfast**

ITEM NO **1**
Planning Ref: Z/2011/1182/LDE **PAC Ref:** 2012/LDC012
APPLICANT **ACE Bates Ltd**
LOCATION Lands Adjacent To 1106 Crumlin Road Belfast BT14 8SA

PROPOSAL Use of land for storage and maintenance of skips and vehicles in association with skip hire business including erection of 3 buildings and service pit

PROCEDURE Informal Hearing
DATE DUE TO PAC 19/03/2013
DATE OF HEARING 09/04/2013
DATE OF SITE VISIT

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Town Planning Committee

4th April, 2013



Reconsidered Items

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

Council Belfast

Date 04/04/2013

ITEM NO	D1			
APPLIC NO	Z/2011/0712/F	Full	DATE VALID	03/06/2011
DOE OPINION	APPROVAL			
APPLICANT	NMC Lands Acquisition LTD		AGENT	TSA Planning 29 Linenhall Street Belfast BT2 8AB 028 9043 4333
LOCATION	Lands to the rear of 34-66 Onslow Parade			
PROPOSAL	Erection of 14 no. social housing units with access from Mount Merrion Avenue, landscaping and all associated works.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	20	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	D2			
APPLIC NO	Z/2011/1341/F	Full	DATE VALID	09/11/2011
DOE OPINION	APPROVAL			
APPLICANT	Michael Shaw 21 Wellington Park Belfast BT9 6DL	AGENT		
LOCATION	21 Wellington Park Belfast County Antrim BT9 6DL			
PROPOSAL	New brick pillars and sliding gate to new entrance			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy BH12 of PPS 6 "Planning, Archaeology and the Built Heritage", "A design guide for the Malone Conservation Area" and Policy EXT 1 of the Addendum to PPS 7 "Residential Extensions and Alterations" in that it would, if permitted, harm the character and appearance of the Malone Conservation Area through its inappropriate design and materials and result in the loss of soft landscaping.



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

ITEM NO	D3			
APPLIC NO	Z/2012/0917/F	Full	DATE VALID	01/08/2012
DOE OPINION	APPROVAL			
APPLICANT	Arshad Rasool c/o agent		AGENT	Patrick McVarnock 16 Finaghy Road north Belfast BT10 0JA 07720407424
LOCATION	1-3 Woodbourne Crescent Suffolk Road Belfast BT11 9PH			
PROPOSAL	Construction of six apartments in three storey development, to include amenity spaces. (Additional Plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	12	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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Town Planning Committee

4th April, 2013



Schedule of Applications

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Belfast Council

Applications for Planning Permission

and

Applications deferred from previous meetings

04/04/2013



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

Council Belfast

Date 04/04/2013

ITEM NO	1			
APPLIC NO	Z/2009/1771/F	Full	DATE VALID	29/12/2009
DOE OPINION	APPROVAL			
APPLICANT	Mr M McKernon 1-3 Eia Street Belfast Co. Antrim BT14 6BT		AGENT	C V Design 2nd Floor Office Suite 537 Antrim Road Belfast BT15 3BU (028) 90 370855
LOCATION	1-3 Eia Street, Town Parks, Belfast, Northern Ireland, BT14 6BT			
PROPOSAL	Demolition of existing 2 storey commercial warehouse building & construction of 4 storey apartment building consisting of 16No. apartments (amended scheme).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	2			
APPLIC NO	Z/2011/0655/O	Outline	DATE VALID	18/05/2011
DOE OPINION	APPROVAL			
APPLICANT	Groundwork Northern Ireland c/ o		AGENT	Donnelly O Neill Architects Ltd Throne 244 Whitewell Road Belfast Bt367EN 02890 772244
LOCATION	Corner of Duncairn Gardens and Adam Street BT15			
PROPOSAL	Erection of business units on ground floor with offices above and associated parking (Amended scheme).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	3			
APPLIC NO	Z/2011/0726/O	Outline	DATE VALID	03/06/2011
DOE OPINION	APPROVAL			
APPLICANT	First Trust		AGENT	Turley Associates 29-31 Montgomery Street Belfast BT1 028 9089 7400
LOCATION	Lands northwest of 1-8 Springfield Heights and north of Moyard Crescent Belfast BT13			
PROPOSAL	Proposed site for residential development, new access and ancillary site works.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	212	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	4			
APPLIC NO	Z/2011/1445/F	Full	DATE VALID	09/12/2011
DOE OPINION	APPROVAL			
APPLICANT	Suffolk Lenadoon Interface Group 124 Stewartstown Road Belfast BT11 9JQ		AGENT	Fresh Design 1 College House City Link Business Park Durham Street Belfast BT12 4HQ 02890 314300
LOCATION	Site of previous Suffolk Primary School Blacks Road Belfast BT11 9LT			
PROPOSAL	Erection of day care facility for children			
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	5			
APPLIC NO	Z/2012/0128/F	Full	DATE VALID	03/02/2012
DOE OPINION	REFUSAL			
APPLICANT	Design and Management 2 Bellsbridge Management 100 Ladas Drive Belfast BT6 9FH		AGENT	
LOCATION	West of Central Station East Bridge Street Belfast BT1 3NR			
PROPOSAL	Carparking including kiosk and use of existing fencing, providing space for 244 cars			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to policy 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 this car park.
- 2 The proposed development is unacceptable in that insufficient information has been submitted regarding flood risk, contamination, air quality, and lighting to enable the Department to make an informed decision on the proposal.
- 3



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

ITEM NO	6			
APPLIC NO	Z/2012/0763/F	Full	DATE VALID	22/06/2012
DOE OPINION	APPROVAL			
APPLICANT	CCRF c/o agent		AGENT	Fresh Design 18-22 Hill Street Belfast BT1 2LA 028 9031 4300
LOCATION	Lands to the south west of 40-64 Brucevale Park to be accessed from Clifton Park Avenue.			
PROPOSAL	Community facility to include offices and 8no workshop units [amended address].			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	7			
APPLIC NO	Z/2012/0814/O	Outline	DATE VALID	06/07/2012
DOE OPINION	APPROVAL			
APPLICANT	Malone Healthcare Ltd C/O Kevin Cartin Architects Ltd		AGENT	Kevin Cartin Architects Ltd Unit 5 Belmont Office Park 232 - 240 Belmont Road Belfast BT4 2AW 028 90769755
LOCATION	Lands including and to the rear of 21 Finaghy Park Central Finaghy Belfast BT10 0HP			
PROPOSAL	Site for residential development including retention of existing dwelling, 2 storey red brick outbuilding and creation of new access; renewal of extant outline approval ref: Z/2008/1752/O			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	47	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	8			
APPLIC NO	Z/2012/1056/F	Full	DATE VALID	17/09/2012
DOE OPINION	APPROVAL			
APPLICANT	Mr R McMitchell		AGENT	Hawthorne Associates 2 Beeches Grove Road Spa Ballynahinch BT24 8RA 028 9756 1488
LOCATION	Lands between 28 & 28B Vara Drive Belfast BT13 3BY			
PROPOSAL	Proposed garage & first floor storage building (amended description).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
ITEM NO	9			
APPLIC NO	Z/2012/1069/F	Full	DATE VALID	20/09/2012
DOE OPINION	APPROVAL			
APPLICANT	Impact Training 16 Lanark Way Belfast BT13 3BH		AGENT	Whittaker & Watt Atchitects 379 Antrim Road Newtownabbey BT36 5EB 02890 841029
LOCATION	Impact Training 16 Lanark Way Belfast BT13 3BH			
PROPOSAL	First floor extension to existing building to provide additional classroom, office & ancillary accommodation.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	10			
APPLIC NO	Z/2012/1132/F	Full	DATE VALID	02/10/2012
DOE OPINION	APPROVAL			
APPLICANT	Belfast City Council Park and Leisure Department 4-10 Linenhall Street Belfast BT2 8BP		AGENT	Belfast City Council Property Maintenance Unit Duncrue Complex Duncrue Road Belfast BT3 9BP 028 9027 0457
LOCATION	35m North West of 265 Whiterock Road Ballymurphy Ward Co Antrim BT12			
PROPOSAL	Installation of 70m of mesh fencing at 2.450m high along the Whiterock Road.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	11			
APPLIC NO	Z/2012/1159/F	Full	DATE VALID	15/10/2012
DOE OPINION	APPROVAL			
APPLICANT	Niza Limited 60 Drumbo Road Lisburn BT27 5TX		AGENT	McGonigleMcGrath 474a Ravenhill Road Belfast BT6 0BW 028 9064 0080
LOCATION	25 Lancefield Road Belfast BT9 6LL			
PROPOSAL	Demolition of existing dwelling and erection of 2 no. 3 storey terrace dwellings.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	12			
APPLIC NO	Z/2012/1251/F	Full	DATE VALID	07/11/2012
DOE OPINION	APPROVAL			
APPLICANT	Tony Donnelly c/o agent		AGENT	66 Rawbrae Road Whitehead BT38 9SZ 02893353725
LOCATION	432 Lisburn Road Belfast BT9 6GR			
PROPOSAL	Single storey rear extension and alterations, new garage, widening of existing vehicle access with new gates.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	13			
APPLIC NO	Z/2012/1411/F	Full	DATE VALID	19/12/2012
DOE OPINION	REFUSAL			
APPLICANT	Paul Hodgkinson 55 Orangefield Road Belfast BT5 6DD		AGENT	William Shannon Architects 27 Middle Road Saintfield BT24 7LP 028 9751 1076
LOCATION	55 Orangefield Road Ballyhackamore Belfast BT5 6DD			
PROPOSAL	Proposed two storey extension to side and rear of existing dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7 "Residential Extensions and Alterations" in that it would, if permitted, detract from the character and appearance of the area by closing the visual gap between residential properties which would set a precedent for similar extensions resulting in the potential for visual terracing.



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ITEM NO	14			
APPLIC NO	Z/2012/1432/F	Full	DATE VALID	27/12/2012
DOE OPINION	APPROVAL			
APPLICANT	Everything Everywhere and H3G Ltd Hatfield Business Park Hatfield Hertfordshire AL10 9BW		AGENT	Harlequin Group 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 02890 823660
LOCATION	Existing telecommunications installation rooftop of Owen O'Cork Mill 288 Beersbridge Road Ballymacarret Belfast Co Antrim BT5 5DX			
PROPOSAL	Installation of 1no 600mm transmission dish fixed to existing dish pole at 24.5m. Installation of 1no 300mm transmission dish fixed to existing dish pole at 24.5m.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	15			
APPLIC NO	Z/2012/1433/LBC	Listed Buildin	DATE VALID	27/12/2012
DOE OPINION	CONSENT			
APPLICANT	Everything Everywhere and H3G Ltd Hatfield Business Park Hatfield Hertfordshire AL10 9BX	AGENT	Harlequin Group 1st Floor 25 Talbot Street Belfast BT1 2LD 02890 823660	
LOCATION	Existing telecommunications installation on the rooftop of Owen O'Cork Mill 288 Beersbridge Road Belfast Co. Antrim BT5 5DX			
PROPOSAL	Installation of 1no 600mm transmission dish fixed to existing dish pole at 24.5m. Installation of 1no 300mm transmission dish fixed to existing dish pole at 24.5m			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	16			
APPLIC NO	Z/2012/1436/HSC	HS Consent	DATE VALID	28/12/2012
DOE OPINION	CONSENT			
APPLICANT	NuStar Terminals Ltd Airport Road Sydenham Belfast BT3 9DY		AGENT	NA
LOCATION	Airport Road, Sydenham Belfast BT3 9DY			
PROPOSAL	Proposed Hazardous Substance Consent for the storage of Part A, Entry 36(a), Entry 36(b) and Entry 36(c). Part and Entry refer to The Planning (Control of Major-Accident Hazards) Regulations (Northern Ireland) 2000 as amended by S. R. 2009/399			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	17			
APPLIC NO	Z/2013/0076/DCA	Demolition w	DATE VALID	15/10/2012
DOE OPINION	CONSENT			
APPLICANT	Niza Limited 60 Drumbo Road Lisburn BT27 5TX		AGENT	McGonigleMcGrath 474a Ravenhill Road Belfast BT6 0BW 02890640080
LOCATION	25 Lancefield Road Belfast BT9 6LL			
PROPOSAL	Demolition of existing one and a half storey dwelling and associated outbuildings			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	18			
APPLIC NO	Z/2013/0118/F	Full	DATE VALID	01/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Arqiva Ltd Black Hill Transmitting Station Salsburgh		AGENT	
	Shotts North Lanarkshire ML7 4NZ			
			NA	
LOCATION	Existing telecommunications mast at Bretland House Northern Ireland Water 115-121 Duncrue Street Belfast County Antrim BT3 9JS			
PROPOSAL	Installation of 1 no 0.6 metres diameter transmission dish onto existing 30 metres high mast			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	19			
APPLIC NO	Z/2013/0138/F	Full	DATE VALID	06/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Tealrock Properties 39 Kirliston Park Belfast BT5 6EB		AGENT	Mullan Architects 32 Creeslough Park Belfast BT11 9HH 07743181526
LOCATION	5-7 Inverary Drive Belfast BT4 1RB			
PROPOSAL	Amendments to previous approval Z/2006/2479/F. Demolition of existing dwelling and erection of 1no block of 2.5 storey apts. consisting of 12 no 2 bed units with incurtilage secure car parking to front.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	20			
APPLIC NO	Z/2013/0157/F	Full	DATE VALID	11/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Everthing Everwhere & H3G Ltd Hatfield Business Park Hatfield Hertfordshire AL10 9BW		AGENT	Harlequin Group 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 028 9082 3660
LOCATION	Existing telecoms site on rooftop of Stormont Hotel 587 Upper Newtownards Road Belfast Co. Down BT4 3LP			
PROPOSAL	Existing 1No. single band TRI Sector antenna (L1709xD168mm) to be removed and replaced with 1No. DBDP TRI-Sector antenna (L1882xDia201mm) within flagpole, installation of 1No. equipment cabinet (H1600xW600xD480mm) & ancillary equipment inc MHAs 7 cable management.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0