

# Document Pack

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



12 April 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, 18th 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) Declarations of Interest

#### **2. Request for Deputations**

- (a) Deputation from representatives of Queen's University

Pursuant to the Committee's decision of 7 February 2013, to receive representatives from the Queen's University in relation to the Lennoxvale Planning Applications.

#### **3. Routine Correspondence (Pages 3 - 4)**

#### **4. Reports and Correspondence**

- (a) Planning Application Z/2012/1108/F - 2 Oceanic Avenue (Pages 5 - 6)
- (b) Article 31 Planning Application - 7 Airport Road (Pages 7 - 8)

5. **New Applications (Pages 9 - 28)**
6. **Appeal Decisions Notified (Pages 29 - 30)**
7. **Streamlined Planning Applications - Decisions Issued (Pages 31 - 36)**
8. **Deferred Items Still Under Consideration (Pages 37 - 44)**
9. **Reconsidered Items (Pages 45 - 46)**
10. **Schedule of Applications (Pages 47 - 58)**

**Town Planning Committee****Thursday 18 April 2013****Routine Correspondence**

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

**Northern Ireland Housing Executive**

- Notification of the extinguishment of Public Rights of Way at Lenadoon Estate;
- Confirmation of the extinguishment of Public Rights of Way at Fortwilliam Parade/Queen Victoria Gardens; and
- Confirmation of the extinguishment of Public Rights of Way at Caledon Court and Somerdale.

**Department for Social Development**

- Confirmation of the making of a Vesting Order at 279 Albertbridge Road.

**Roads Service**

- Notification of the removal of an accessible/blue badge parking bay at 13 Windsor Road.

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

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Date: 26<sup>th</sup> March 2013  
 Your Ref:  
 Our Ref: Z/2012/1108/F  
 (Please quote at all times)



Mr Peter McNaney  
 Chief Executive  
 Belfast City Council  
 City Hall  
 Belfast

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

Dear Mr McNaney

**Planning Application Z/2012/1108/F – Proposed Change of Use and Sub Division from Vacant Office Unit to a Taxi Booking Office – No2 Oceanic Avenue, Belfast.**

The above planning application was included on the schedule of applications to the Town Planning Committee on 13<sup>th</sup> December 2012 with an opinion to refuse planning permission. The Department consulted the Committee again on 21<sup>st</sup> February 2013 with a changed opinion to approve and Councillor Kingston and Councillor Spence voted against this opinion. At the Full Council meeting on 4<sup>th</sup> March 2013 the Committee agreed to reject the DOE's opinion to approve.

This proposal is for a taxi booking office. Essentially, this is an activity relying on 95% telephone bookings with limited radio control. The gross floorspace of the proposal comprises approximately 32 square metres.

The principal planning issues raised by this proposal include potential disturbance to neighbours due to increased vehicle movements and general activity and traffic hazards caused by on-street parking. Significantly, Environmental Health at Belfast City Council and Roads Service raised no objection to the proposal.

The proposal is also a relocation of an existing local business in the area which was given weight in the decision making process.

A common argument in support of a taxi booking office is that most parking and vehicular activity is generated in the evening when streets are usually less congested, and that the small number of visiting vehicles at any one time have little significant effect on traffic conditions.

DEMOCRATIC SERVICES			
SP & R	P & L	HOUSING	AUDIT
H & ES	TP	GR	COUNCIL
09 APR 2013			
LIC	DEVEL	TRAN	
REFERENCE	42823		
REFERRED TO			

Chief Executive's Office		
Date:	8/4/13	
Seen by CX	NO	
Referred to		
ACX	Corp Comms	Dem Sta
GR	SPP	Bus Supj
Dev	F&R	H&ES
P&L	P&P	Other
Ref	75021	

In terms of potential for anti-social behaviour this essentially a management issued for the taxi booking office in liaison with the PSNI.

Taking all of these factors into consideration the Department remains of the opinion that the proposed development is acceptable.

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

Yours sincerely

A handwritten signature in black ink that reads "Clifford McIlwaine". The signature is written in a cursive style with a large initial 'C'.

**Clifford McIlwaine**  
**Area Planning Manager**

Date: 26th March 2013  
 Your Ref:  
 Our Ref: Z/2012/1387/F  
 (Please quote at all times)



Department of  
 the Environment  
 www.doeni.gov.uk

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

Chief Executive  
 Belfast City Council  
 Cecil Ward Building  
 4-10 Linenhall Street  
 Belfast  
 BT2 8BP

Chief Executive's Office		
Date	4/4/13	
Seen by	CX	
Referred to		
ACX	Corp Comms	Dem Serv
GR	SPP	Bus Supp.
Dev	F&R	H&ES
P&L	P&P	Other
Fel	75017	

Please contact: Mrs Claire Patton  
 Direct Line: 02890 416871

Dear Sir/Madam,

**Major Planning Application under Article 31 of the Planning (Northern Ireland) Order 1991**

**Location: 7 Airport Road, Belfast, BT3 9DY**

**Proposal: Construction and operation of a combined heat and power generating station for the treatment of refuse derived fuel (RDF) by gasification**

The Department has applied Article 31 of the Planning (NI) Order 1991 to the above-mentioned planning application, designating it as one of major importance as it considers the development would, if permitted:

- (i) be of significance to the whole or a substantial part of Northern Ireland,
- (ii) affect the whole of a neighbourhood and

Before the application is determined the Department will either cause a public local inquiry to be held before the Planning Appeals Commission (PAC) or issue to the applicant a Notice of Opinion indicating how it considers the application should be decided. If a Notice of Opinion issues the applicant can seek an opportunity to appear before the PAC for the purpose of making representation on the opinion expressed by the Department.

In the event of the PAC becoming involved, the Commission will report to the Department on the Inquiry or the Hearing prior to a final decision being taken.

The Department is not yet in a position to indicate whether or not a public local inquiry will be held. You will be notified as soon as a decision is reached on this point. If your Council has not yet formally commented on this application I should be glad if you would let me have the Council's views at your earliest opportunity.

You may wish to consider placing this application on the agenda of planning cases, under any other business to be discussed at the Planning Committee's next meeting with Department Planning Officials.

This application and associated site plans, maps and drawings are available for viewing via the Planning NI Web Portal, [www.planningni.gov.uk](http://www.planningni.gov.uk).

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Patten', written in a cursive style.

for Strategic Planning Division



# **Town Planning Committee**

**Thursday 18 April 2013**



**List of planning applications received by the  
Divisional Planning Manager  
for the period from 26 March until 8 April 2013**

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**Planning Applications deemed valid  
For the Period:-26/03/2013 to 01/04/2013**

**Count : 28**

**Belfast**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0321/F	Relocation of temporary office premises and shelter facilities within the local authority waste transfer station site.	Belfast City Council Waste Transfer Station Dargan Road Belfast BT3 9JU	Full	11/03/2013	11/03/2013	28/03/2013	Belfast City Council - Waste Management Cleansing Services Floor5 9 Lanyon Place Belfast BT1 3LP	Belfast City Council - Property Maintenance Duncrue Complex Duncrue Road Belfast BT3 9BP
Z/2013/0327/A	Shop sign	Starplan Shane Retail Park Boucher Road Belfast BT12 6HR	Advertisement	19/03/2013	19/03/2013	26/03/2013	Starplan Shane Retail Park Boucher Road Belfast BT12 6HR	Sign Services Bloomfield Commercial Centre Factory Street
Z/2013/0328/F	Change of use from old derelict Peter Pan Industrial Estate to fuel sales with diesel pump for vehicular use. Small moveable steel office container portaloo WC and vehicular access and manoeuvring area.	90-120 Springfield Road Belfast Lands within Peter Pan Industrial Estate BT12 7AJ	Full	19/03/2013	19/03/2013	29/03/2013	Thomas Rocks Ross Mill Avenue Apartment 8 Sullivan Building Belfast BT13 2QQ	David Maxwell 12 Ballyblaugh Road Newry BT34 1RR

**Planning Applications deemed valid  
For the Period:-26/03/2013 to 01/04/2013**

**Count : 28**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0335/F	Part demolition of existing buildings, new shopfronts including entrances and ATM, plant yard enclosure, internal access road and associated works.	411-419 Upper Newtownards Road Belfast	Full	19/03/2013	19/03/2013	26/03/2013	The Lifetime SIPP c/o agent	Edgeplan Forsyth House Cromac Square Belfast BT2 8LA
Z/2013/0338/F	First floor extension to rear of dwelling and loft conversion with dormer to the rear.	21 Marina Park Multyhogy Belfast BT5 6BA	Full	20/03/2013	20/03/2013	26/03/2013	Mr and Mrs Mackey c/o agent	Helen Eakin 25 Manna Grove Belfast BT5 6AJ
Z/2013/0339/LBC	Single storey extension to existing ground floor dayroom	11 Annadale Avenue Belfast BT7 3JH	Listed Building Consent	20/03/2013	20/03/2013	26/03/2013	Annadale Nursing Home 11 Annadale Avenue Belfast BT7 3JH	Derek J White New Inn Cashel Co Tipperary
Z/2013/0341/F	Change of use of house types from those previously approved- namely sites 27, 28, 29 and 30 to be changed to semi-detached House Type 'A' and site 32 to be changed to detached House Type 'H'	"Wolfhill Manor" Mill Avenue Ligonell Belfast BT14 8EL	Full	20/03/2013	20/03/2013	27/03/2013	Red Branch Land Limited c/o agent	Brian T Lavelle 27 Lurgan Road Silverbridge Newry BT35 9NE

**Planning Applications deemed valid  
For the Period:-26/03/2013 to 01/04/2013**

**Count : 28**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0342/F	Single-storey extension to rear of dwelling for disabled use.	28 Horn Walk Belfast BT11 9NG	Full	21/03/2013	21/03/2013	26/03/2013	Mrs M Knox 28 Horn Walk Belfast BT11 9NG	Plan-It Building Designs 6 Woodville Gate Lurgan BT66 6SR
Z/2013/0343/F	Erection of 2 storey rear/side extension and alterations to dwelling.	47 Trossachs Drive Belfast BT10 0HU	Full	21/03/2013	21/03/2013	26/03/2013	Kevin Hamilton 47 Trossachs Drive Belfast BT10 0HU	Jayne McFaul Architect 14 Aberfoyle Gardens Belfast BT10 0DZ
Z/2013/0344/F	Erection of two storey, two bedroom mews/lane house	Land to rear of 105 Malone Avenue Belfast BT9 6EQ	Full	22/03/2013	22/03/2013	26/03/2013	Conor Doyle 105 Malone Avenue Belfast BT9 6EQ	
Z/2013/0345/F	Single storey extension to existing ground floor dayroom	11 Annadale Avenue Belfast BT7 3JH	Full	20/03/2013	20/03/2013	26/03/2013	Annadale Nursing Home 11 Annadale Avenue Belfast BT7 3JH	Derek J White New Inn Cashel Co. Tipperary



**Planning Applications deemed valid  
For the Period:-26/03/2013 to 01/04/2013**

**Count : 28**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0347/F	Change of housetypes to site numbers H1, H2, H5, H6, H7, H8, H9, H12 & H13 to residential development approved under ref. Z/2012/0288/F	40 42 44 46 48 and 50 Park Avenue Belfast BT4 1JJ	Full	22/03/2013	22/03/2013	26/03/2013	Huxley Group 54 Belmont Road Belfast BT4 2AN	Dimensions Chartered Architects 1 Montgomery House 478 Castlereagh Road Belfast BT5 6BQ
Z/2013/0348/F	Alterations to previously approved extension, application no Z/2009/0591/F - Peak roof changed to flat roof, external wall moved from steel beam to boundary wall and overall length of extension reduced.	18 Olympia Parade Belfast BT12 6NT	Full	22/03/2013	22/03/2013	29/03/2013	Philip Graham 18 Olympia Parade Belfast BT12 6NT	
Z/2013/0349/F	New boundary treatment increasing wall to 2.4m high and including single access gate	Boundary between 1 and 3 Battenberg Street rear of 3 5 and 7 Battenberg Street and vacant lands to rear of NI Supports Club off Lanark Way BT13	Full	21/03/2013	21/03/2013	27/03/2013	Fold Housing Association LTD	JNP Architects 2nd Floor Alfred House Belfast BT2 8ED



**Planning Applications deemed valid  
For the Period:-26/03/2013 to 01/04/2013**

**Count : 28**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0350/F	Redevelopment of Church Hall complex, including siteworks and boundary treatments. Timber garage to rear of property to be demolished. Single storey, later addition, currently containing a rear hallway and utility room to be demolished and the property returned to its original footprint. Various walls to rear of property (approx 1.2m High) to be demolished	Willowfield Parish Church 290-296 Woodstock Road Belfast BT6 9DN	Full	22/03/2013	22/03/2013	27/03/2013	The Select Vestry Willowfield Parish Church 290-296 Woodstock Road Belfast BT6 9DN	Samuel Stevenson & Sons 4 Greenwood Avenue Belfast BT4 3HR
Z/2013/0354/DCA		105 Malone Avenue Belfast BT9 6EQ	Demolition within Conservation Area	22/03/2013	22/03/2013	26/03/2013	Conor Doyle 105 Malone Avenue Belfast	

**Planning Applications deemed valid  
For the Period:-26/03/2013 to 01/04/2013**

**Count : 28**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0355/F	Amendment to previous planning approval (Z/2006/2075/F) to include retrospective alterations to Apts 22 23 - Inclusion of 3 additional opaque and non - opening windows to rear elevation.	Apts 22 and 23 at 450-454 Woodstock Road Belfast BT6 9DR	Full	20/03/2013	20/03/2013	27/03/2013	Knockburn LTD	Alan Bennett Architects 2 St Judes Avenue Belfast BT7 2GZ
Z/2013/0356/LBC	Internal alteration and refurbishment to create new classrooms and replacement fire escape.	North Wing Royal Belfast Academical Institution College Square East Belfast Co. Antrim BT1 6DL	Listed Building Consent	25/03/2013	25/03/2013	29/03/2013	Royal Belfast Academical Institution College Square East Belfast BT1 6DL	Samuel Stevenson and Sons 4 Greenwood Avenue Belfast BT4 3HR
Z/2013/0357/LBC	Double height extension to rear of existing main entrance stairwell, including the replacement of the main stair from ground floor to first floor and internal refurbishment of stairwell.	Main Building Royal Belfast Academical Institution College Square East Belfast Co Antrim BT1 6DL	Listed Building Consent	25/03/2013	25/03/2013	27/03/2013	Royal Belfast Academical Institution College Square East Belfast BT1 6DL	Samuel Stevenson and Sons 4 Greenwood Avenue Belfast BT4 3HR



**Planning Applications deemed valid  
For the Period:-26/03/2013 to 01/04/2013**

**Count : 28**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0358/LBC	Refurbishment of administration suite and reception, comprising internal alterations.	Main Building Royal Belfast Academical Institution College Square East Belfast BT1 6DL	Listed Building Consent	25/03/2013	25/03/2013	29/03/2013	Royal Belfast Academical Institution College Square East Belfast BT1 6DL	Samuel Stevenson & Sons 4 Greenwood Avenue Belfast BT4 3HR
Z/2013/0359/F	Construction of a 2-room modular building on part of the playground site on Stewart Street to provide local Sure Start Services	Land between Stewart Street and Railway Line (opposite 41-55 Stewart Street) Belfast BT7	Full	21/03/2013	21/03/2013	27/03/2013	South Belfast Surestart 9 Lower Crescent Belfast BT7 1NR	McAvoy Group Limited 76 Ballynakilly Road Dungannon BT71 6HD
Z/2013/0360/F	Proposed new bay windows and disabled toilet extensions to residents lounge	Ambassador Nursing Home 462 Antrim Road Belfast BT15 5GE	Full	25/03/2013	25/03/2013	29/03/2013	Amstecos Ltd Ambasdor Nursing Home 462 Antrim Road Belfast BT15 5GE	Macrae Hanlon Spence Architects 2 Bellsbridge Office Park 100 Ladas Drive Belfast BT6 9FH



**Planning Applications deemed valid  
For the Period:-26/03/2013 to 01/04/2013**

**Count : 28**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0362/F	Change of use of existing pavilion building from retail (Class A1) to cafe (sui generis) with external seating areas, hot food bar, ancillary uses and internal and external alterations.	Pavilion 3 Adjacent To Titanic Belfast Building Titanic Quarter Queen's Road Belfast	Full	25/03/2013	25/03/2013	29/03/2013	Titanic Belfast LTD	Turley Associates 3 Joy Street Belfast BT2 8LE
Z/2013/0363/F	Erection of two storey extension and alterations to existing side porch and French doors to rear	16 Cyprus Park Ballyhackamore Belfast BT5 6EA	Full	26/03/2013	26/03/2013	27/03/2013	William and Lorna Young 16 Cyprus Park Ballyhackamore Belfast BT5 6EA	Studio Lowry Architecture 1A Kilbright Road Ballywalter Newtownards BT22 2LJ
Z/2013/0366/LBC	Demolition of existing retaining wall and construction of a new retaining wall built further back into the existing embankment to provide a two-way road access, additional car parking spaces and bin storage	Parliament Buildings Ballymiscaw Stormont Belfast BT4 3XX	Listed Building Consent	26/03/2013	26/03/2013	29/03/2013	Northern Ireland Assembly Parliament Buildings Stormont Belfast BT4 3XX	Hamilton Architects 3 Joy Street Belfast BT2 8LE

**Planning Applications deemed valid  
For the Period:-26/03/2013 to 01/04/2013**

**Count : 28**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0367/F	Demolition of existing Transport and Sewing Room building and construction of new transport and sewing room building, car/van/mini-bus parking and associated operational development.	Belfast City Hospital 51 Lisburn Road Belfast (Site bounded by railway line rear of Coolmore Street Dunluce Avenue and Dufferin and Ava Hospitals) BT9 7AB	Full	22/03/2013	22/03/2013	28/03/2013	Belfast Health and Social Care Trust Trust Headquarters A Floor Belfast City Hospital Belfast BT9 7AB	RPP Architects 155-157 Donegall Pass Belfast BT7 1DT
Z/2013/0368/F	Replacement of the existing Royal Jubilee Maternity Unit with new maternity facility to include part demolition of the existing maternity building. Provision of hard and soft landscaping works.	Royal Victoria Hospital Grosvenor Road Belfast	Full	27/03/2013	27/03/2013	28/03/2013	Belfast Health and Social Care Trust Royal Group Of Hospitals Belfast	URS Beechill House Beechill Road Belfast BT8 7RP
Z/2013/0371/F	Reduction in height of existing garage by means of removing brickwork and lowering the roof	18 Cherryvalley Kncok Dual Carriageway Belfast BT5 6PH	Full	27/03/2013	27/03/2013	29/03/2013	Mr and Mrs Morrow c/o agent	David Ferguson and Associates 45 Church View Holywood BT18 9DP

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**Planning Applications deemed valid  
For the Period:-02/04/2013 to 08/04/2013**

**Count : 26**

**Belfast**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0364/F	Proposed single storey extension to rear of dwelling	2 Creeslough Gardens Belfast BT11 9HL	Full	26/03/2013	26/03/2013	03/04/2013	Elizabeth Millen 2 Creeslough Gardens Belfast BT11 9HL	Architectural Design Partnership 12a Hibernia Street Holywood BT18 9JE
Z/2013/0365/F	Refurbishment of administration suite and reception, extension to rear of main stairwell to accommodate reconfigured staircase.	Royal Belfast Academical Institution College Square East Belfast Co Antrim BT1 6DL	Full	25/03/2013	25/03/2013	03/04/2013	The Board Of Governors Royal Belfast Academical Institution College Square East Belfast BT1 6DL	Samuel Stevenson and Sons 4 Greenwood Avenue Belfast BT4 3HR
Z/2013/0369/LBC	Alterations to windows and doors to accommodate fire safety remedial works	Glenwood Primary School 2-4 Upper Riga Street Belfast BT13 3GW	Listed Building Consent	27/03/2013	27/03/2013	05/04/2013	Belfast Education and Library Board 40 Academy Street Belfast BT1	Stewart Baxter 40 Academy Street Belfast BT1



**Planning Applications deemed valid  
For the Period:-02/04/2013 to 08/04/2013**

**Count : 26**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0370/F	Demolition of the existing retaining wall and construction of a new retaining wall built further back into the existing embankment to provide a two-way road access, additional car park spaces and bin storage.	Parliament Buildings Stormont Belfast BT4 3XX	Full	26/03/2013	26/03/2013	04/04/2013	Northern Ireland Assembly Parliament Buildings Stormont Belfast BT4 3XX	Hamilton Architects 3 Joy Street Belfast BT2 8LE
Z/2013/0372/LBC	Proposed maintenance and repair of various building elements, including roof, chimney, walls, windows ect.	1A Lancefield Road 376-380 Lisburn Road And 2 Osborne Drive Belfast BT9 6JL	Listed Building Consent	27/03/2013	27/03/2013	04/04/2013	Jane Whiteman Starrs 41 Deramore Park Belfast BT9 5JX	Johnston Houston 2-12 Montgomery Street Belfast BT1 4NX
Z/2013/0373/A	Welcome sign to estate using metal letters welded to railings	180 Whitewell Road Newtownabbey Belfast BT36 7EP	Advertisem ent	27/03/2013	27/03/2013	04/04/2013	Whitewell Community Development Association The Community Centre Navara Place White City Belfast BT36 7JX	Groundwork NI 63-75 Duncairn Gardens Belfast BT15 2GB

**Planning Applications deemed valid  
For the Period:-02/04/2013 to 08/04/2013**

**Count : 26**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0374/A	Welcome sign to estate using metal letters welded to railings	182 Whitewell Road Newtownabbey Belfast BT36 7EP	Advertisement	27/03/2013	27/03/2013	04/04/2013	White City Community Development Association The Community Centre Navarra Place White City Belfast BT36 7JX	Groundwork NI 63-75 Duncairn Gardens Belfast BT15 2GB
Z/2013/0375/F	Proposed change of use from former retail shop to office use (retrospective)	129-111 Springfield Road Belfast BT13	Full	26/03/2013	26/03/2013	03/04/2013	Community Restorative Justice Ireland c/o agent	Peter J Morgan 17 Glengoland Crescent Dunmurry BT17 0JG
Z/2013/0376/F	Proposed single storey extension to the rear of the property	24 Kilcoole Gardens Old Park Belfast BT14 8LJ	Full	28/03/2013	28/03/2013	03/04/2013	Mr and Mrs Atkinson 24 Kilcoole Gardens Oldpark Belfast BT14 8LJ	Extended Living BY GA 47 Boucher Road Belfast BT12 6HR
Z/2013/0378/F	Single storey extension to rear and side to provide family living at ground level	56 Galwally Avenue Belfast BT8 7AJ	Full	28/03/2013	28/03/2013	03/04/2013	Robert and Catriona Giles 56 Galwally Avenue Belfast BT8 7AJ	McNulty Smyth Associates 3a Cully Road Silverbridge Newry BT35 9LP



**Planning Applications deemed valid  
For the Period:-02/04/2013 to 08/04/2013**

**Count : 26**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0379/F	Two storey with part single storey extension to rear of ex dwelling to provide living room and bedroom above	31 Stockmans Lane Belfast BT9 7JA	Full	29/03/2013	29/03/2013	08/04/2013	Ms Francis mcCauley	Robert Bryson 18 Gransha Park Belfast BT11 8AU
Z/2013/0380/F	Single storey extension to rear of existing dwelling including new window to side elevation	44 Gransha Park Belfast BT11 8AU	Full	29/03/2013	29/03/2013	08/04/2013	Mr T Hilland	Robert Bryson 18 Gransha Park Belfast BT11 8AU
Z/2013/0381/F	Demolition of existing shed and single storey rear extension and erection of a two storey rear extension	152 Haypark Avenue Belfast BT7 3FG	Full	29/03/2013	29/03/2013	08/04/2013	David Archard c/o agent	Robert Gilmour Architects 86 Stranmillis Road Belfast BT9 5AD
Z/2013/0382/F	Two storey extension to rear and side	35 Hawthorn Glen Belfast BT17 0NU	Full	29/03/2013	29/03/2013	08/04/2013	Anthony Kilifin c/o Agent	Robert Bryson 18 Gransha Park Belfast BT11 8AU
Z/2013/0384/F	Proposed erection of new two-storey detached dwelling, new driveway entrance access for new dwelling, and replacement of front boundary wall associated	12 Houston Gardens Multyhogy Belfast BT5 6AU	Full	29/03/2013	29/03/2013	08/04/2013	Mr William Elliott 72 Orangefield Crescent Belfast BT6 9GH	John Palmer Chartered Architect The MOunt Business & Conf Centre 2 Woodstock Link Belfast BT6 8DD



**Planning Applications deemed valid  
For the Period:-02/04/2013 to 08/04/2013**

**Count : 26**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0385/LBC	proposed secondary glass ballustrade (to sit behind the line of existing decorative stone ballustrade) on first Floor Balcony (for the purposes of rendering existing ballustrade compliant with building regulations) and the installation of canvas awnings to ground floor cafe window	Unit 5 The Robinson and Cleaver Building 1-3 Donegall Square North Belfast BT1 5GA	Listed Building Consent	03/04/2013	03/04/2013	08/04/2013	Cleaver Restaurants Belfast Ltd The Linenhall 32-38 Linenhall Street Belfast BT2 8GB	McGonigle McGrath 474a Ravenhill Road Belfast BT6 0BW
Z/2013/0386/F	Proposed secondary glass balustrade behind existing stone balustrade (to make existing balcony meet building regulations) and the installation of canvas awnings	Unit 5 The Robinson Cleaver Building 1-3 Donegall Square South Belfast BT1 5GA	Full	03/04/2013	03/04/2013	08/04/2013	Cleaver Restaurants (Belfast) Ltd The Linenhall 32-38 Linenhall Street Belfast BT2 8GB	McgonigleMcgrath 474a Ravenhill Road Belfast BT6 0BW
Z/2013/0387/F	Single storey extension to side and rear of existing dwelling.	539 Oldpark Road Belfast BT14 6QW	Full	03/04/2013	03/04/2013	08/04/2013	Brendan Madden 539 Oldpark Road Belfast BT14 6QW	Mullan Architects 32 Creelough Park Belfast BT11 9HH



**Planning Applications deemed valid  
For the Period:-02/04/2013 to 08/04/2013**

**Count : 26**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0389/F	Single storey shower room extension for a person with a disability	26 Dawson Street Belfast	Full	03/04/2013	03/04/2013	08/04/2013	NIHE 10-16 Hill Street Belfast BT1 2LA	Philip Ralston (NIHE) 10-16 Hill Street Belfast BT1 2LA
Z/2013/0390/F	Erection of single storey extension to the rear of the property.	227 Ballygomartin Road Belfast BT13 3NB	Full	03/04/2013	03/04/2013	05/04/2013	Linda Stewart 42a Lawnbrook Avenue Belfast BT13 2QB	Rapport Architects 11-19 Blythe Street BT12 5HU
Z/2013/0393/F	Single storey shower room extension for a person with a disability	251 Hillman Street Belfast	Full	03/04/2013	03/04/2013	05/04/2013	Phillip Ralston NIHE 10-16 Hill Street Belfast BT1 2LA	
Z/2013/0395/F	Single storey WC extension for a person with a disability	10 Oswald Park Belfast	Full	03/04/2013	03/04/2013	05/04/2013	Philip Ralston NIHE 10-16 Hill Street Belfast BT1 2LA	
Z/2013/0396/F	Attached two storey, three bedroom dwelling	Adjacent to 160 Cavendish Street Belfast BT12 7AX	Full	03/04/2013	03/04/2013	05/04/2013	Liam Conlon 37 Derryvolgie Park Lisburn BT27 4DA	
Z/2013/0397/LDP	Erection of an internal partition will to subdivide Unit 1 into two units.	Unit 1 Lesley Retail Park 34 Boucher Road Belfast BT12	LD Certificate Proposed	03/04/2013	03/04/2013	08/04/2013	Galgorm properties c/o agent	Inaltus 109 Galwally Avenue Belfast BT8 7AJ



**Planning Applications deemed valid  
For the Period:-02/04/2013 to 08/04/2013**

**Count : 26**

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0401/F	Attic roofspace conversion of two storey building	6 Creeslough Walk Belfast BT11 9HN	Full	05/04/2013	05/04/2013	08/04/2013	Bronagh Brown 6 Creeslough Walk Belfast BT11 9HN	
Z/2013/0402/A	Building identification signage	Titanic House 6 Queens Road Belfast BT3 9DT	Advertisement	05/04/2013	05/04/2013	08/04/2013	TQ Ltd & Belfast Harbour Commissioners 6 Queens Road Belfast BT3 9DT	

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**Appeal Decisions Notified**

Date From: 26/03/2013 00:00:00 and Date To: 10/04/2013 00:00:00

**COUNCIL**      **Belfast**

<b>ITEM NO</b>	<b>1</b>		
<b>Planning Ref:</b>	Z/2011/1182/LDE	<b>PAC Ref:</b>	2012/LDC012
<b>RESULT OF APPEAL</b>	<b>Appeal Withdrawn</b>	<b>Appeal Decision Date</b>	28/03/2013
<b>APPLICANT</b>	<b>ACE Bates Ltd</b>		
<b>LOCATION</b>	Lands Adjacent To 1106 Crumlin Road Belfast BT14 8SA		
<b>PROPOSAL</b>	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		

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## Streamlined Planning Applications Decisions Issued

Decision Issued From: 26/03/2013 To: 10/04/2013

### Belfast LGD

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

## Streamlined Planning Applications Decisions Issued

Decision Issued From: 26/03/2013 To: 10/04/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/1375/F	Two storey rear extension	85 Dundela Avenue Belfast	27/03/2013	Belfast Rented Homes 83 Dundela Avenue Belfast	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB
Z/2012/1429/LBC	Disabled ramp access to front and rear of premises, internal alterations and some reconfigured window/door openings to the rear for disabled access retaining the buildings character.	547 Ormeau Road Belfast BT7 3JA	27/03/2013	Oaklee Homes May Street Belfast	M and S Associates 4 Vances Lane Belfast BT5 7SW
Z/2012/1430/F	Erection of single storey extension to rear and side of dwelling	7 Knockhill Park Belfast	27/03/2013	Johnston 7 Knockhill Park Belfast BT5 6HX	McCann Moore Architects 715 Lisburn Road Belfast BT9 7GU
Z/2013/0038/F	Erection of single storey side extension	17 Ard Na Va Road Belfast BT12 6FF	27/03/2013	Mrs S Reynolds 17 Ard Na Va Road Belfast BT12 6FF	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB
Z/2013/0039/F	Disabled ramp access to front and rear of premises, internal alterations and some reconfigured window/door openings to the rear for disabled access retaining the buildings character.	547 Ormeau Road Belfast BT7 3JA	27/03/2013	Oaklee Homes Group 37-41 May Street Belfast BT1 4 DN	M&S Associates 4 Vances Lane Belfast BT5 7SW



## Streamlined Planning Applications Decisions Issued

Decision Issued From: 26/03/2013 To: 10/04/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/1401/F	Temporary site storage compound and associated site fencing in conjunction with Planning approval Z/2010/0605/F	3-5 Orangefield Grove Belfast BT5 6DA	08/04/2013	William and Alan Tipping 3-5 Orangefield Grove Belfast BT5 6DA	Civil Design Services 39 Beech Drive Carrickfergus BT38 8DZ
Z/2013/0233/F	New roof extension to cover existing top floor access balcony to 2no existing flats	Delaware Building The Glen 119 Limestone Road Belfast BT15 2AR	08/04/2013	Newington Housing Association 300-302 Limestone Road Belfast BT15 3AR	McAdam Design 1c Montgomery House 478 Castlereagh Road Belfast BT5 6BQ
Z/2011/0128/F	Housing development of 4 no. detached dwellings with attached garages (minor amendments/ renewal of existing development approved under Z/2006/0173/F)	7 Morningson Annadale Avenue Galwally Belfast BT7 3JS	09/04/2013	Heather Magill	P. S. Design 49 Hillsborough Road Carrduff BT8 8HS
Z/2012/1117/F	Proposed 2 ½ storey dwelling (change of design to previous approval under Z/2006/2317/F)	Adjacent to 6 St. James's Road Belfast BT12 6EA	09/04/2013	Tony Donnelly C/O Agent	Ivory Architects 66 Rawbrae Road Whitehead BT38 9SZ
Z/2012/1166/F	Erection of two storey rear and side extension.	14 Sicily Park Belfast BT10 0AJ	09/04/2013	Mary and Andrew Doherty 14 Sicily Park Belfast BT10 0AJ	Mullan Architects 32 Creeslough Park Belfast BT11 9HH



## Streamlined Planning Applications Decisions Issued

Decision Issued From: 26/03/2013 To: 10/04/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/1214/F	Change of use from retail to taxi booking office (retrospective application)	Unit CH3 Victoria Square Shopping Centre Chichester Street Belfast BT1 4JQ	09/04/2013	Multi-Development Uk Ltd c/o agent	FM Planning Ltd The Gasworks 5 Cromac Avenue Belfast BT7 2JA
Z/2012/1243/A	Convert existing 48 prismatic to one 48 sheet light box	Car park at junction York Street and Frederick Street Belfast	09/04/2013	Clear Channel NI Ltd Channel Commercial Park Queens Road Belfast BT3 9DT	
Z/2012/1332/F	Change of use from vacant offices and workshops to creche	457-459 Antrim Road Belfast BT15 3BJ	09/04/2013	Michelle Magee c/o agent	Robert Bryson 18 Gransha Park Belfast BT11 8AU
Z/2012/1339/LBC	Partial demolition above ground floor sill level of any unsafe features and leave in a stable shell condition	32 The Mount Ballymacarret Belfast BT5 4NB	09/04/2013	John Graham (Developments) LTD 5 Ballygowan Road Hillsborough BT26 6HR	
Z/2012/1354/F	Change of use from smoking area to extension to lounge bar	417 Shankill Road Belfast BT13 3AG	09/04/2013	Mountainview Tavern Enterprises Ltd	Pubinteriors 32 Robinson Way Bangor BT19 6NR

## Streamlined Planning Applications Decisions Issued

Decision Issued From: 26/03/2013 To: 10/04/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/1437/F	Alterations and extension to dwelling	18 Cadogan Park Malone Lower Belfast BT9 6HG	09/04/2013	Andrew and Barbara Adair 18 Codogan Park Malone Lower Belfast BT9 6HG	Dimensions Chartered Architects 1 Montgomery House 478 Castlereagh Road Belfast BT5 6BQ
Z/2013/0011/F	Removal of existing infill brickwalls and replacement with louvres to ventilate renewed boiler equipment	Boiler House Royal Victoria Hospital Grosvenor Road Belfast BT12 6BA	09/04/2013	Belfast HSC Trust Estates North Wes Estates Department Royal Victoria Hospital Grosvenor Road Belfast BT12 6BA	The FCM Partnership 431-441 Newtownards Road Belfast BT4 1AQ
Z/2013/0086/F	Construction of single storey external link corridor from modular building to main building.	Diageo Northern Ireland 58 Boucher Road Belfast BT12 6HR	09/04/2013	David Elder, Diageo Northern Ireland 58 Boucher Road Belfast BT12 6HR	Todd Architects 6 Queens Road Belfast BT3 9DT
Z/2013/0093/F	Erection of 2 storey extension to rear and single storey extension to side of dwelling.	75 Maryville Park Belfast BT9 6LQ	09/04/2013	Ann McBrien 75 Maryville Park Belfast BT9 6LQ	Pepper Architectural 48 Kinallen Road Dromara Dromore BT25 2NW

## Streamlined Planning Applications Decisions Issued

Decision Issued From: 26/03/2013 To: 10/04/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0207/F	Change of use from a ferry terminal to a research and development office (Use Class B1C). Amendment to existing elevations including additional windows and the removal of doors.	The Old Stena Terminal Ballask Quay Belfast Harbour Estate BT1 3AL	10/04/2013	Belfast Harbour Harbour Office Corporation Square Belfast BT1 3AL	
Z/2012/1392/F	Single storey extensions to hospital mortuary building to provide lobby and additional changing facilities.	Royal Victoria Hospital Mortuary 274 Grosvenor Road Belfast BT12 6BA	10/04/2013	RVH Estates Department 274 RVH Grosvenor Road Belfast BT12 6BA	Hamilton Architects Hamilton House 3 Joy Street Belfast BT2 8LE
Z/2013/0149/F	Single storey rear/side return for ground floor bedroom and ensuite	8 Springfield Heights Belfast	10/04/2013	J McCrudden 8 Springfield Heights Belfast	Paul Jenkins 40 Mount Merrion Park Belfast

**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 **Agent** Ian Gibson Architect 80 Comber Road  
Belfast BT5 6HB 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 Hamilton House  
Joy Street  
Belfast  
BT2 8LE

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

7

**Application Ref** Z/2011/1362/F  
**Applicant** West Belfast Sports and Social Club  
 c/o John Hughes  
 370 Falls Road  
 Belfast  
 BT12 6DG  
**Agent** David Smyth 131 Alderley Place  
 Mallusk  
 Newtownabbey  
 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)

8

**Application Ref** Z/2012/0235/F  
**Applicant** Robert Thompson 52 Edentrillick Hill  
 Hillsborough  
 BT26 6PQ  
**Agent** Consarc Design Group The Gas Office  
 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.



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

9

**Application Ref** Z/2012/0409/F

**Applicant** Limelight Belfast Ltd 1 Bankmore Square  
Belfast  
BT2 1DH

**Agent** O'Donnell O'Neill Design Associates  
5 Stranmillis Road  
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).

10

**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.

11

**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





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

12

**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.

13

**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

14

**Application Ref** Z/2012/0814/O

**Applicant** Malone Healthcare Ltd C/O Kevin      **Agent** Kevin Cartin Architects Ltd Unit 5  
Cartin Architects Ltd      Belmont Office Park  
232 - 240 Belmont Road  
Belfast  
BT4 2AW

**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



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

15

**Application Ref** Z/2012/0995/F

**Applicant** Life NI 48 University Street  
Belfast  
BT7 1HB

**Agent** Carson McDowell 4/5 Murray House  
Murray Street  
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.

16

**Application Ref** Z/2012/1061/F

**Applicant** J Bates 1080 Crumlin Road  
Belfast  
BT14

**Agent** A L D A Architects 537 Antrim Road  
Belfast  
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.

17

**Application Ref** Z/2012/1318/F

**Applicant** Mr Donald Murray 41 Sydenham  
Avenue  
Belfast  
BT4 2DJ

**Agent** John Palmer- Chartered Architects  
The Mount Business & Conference  
CTR  
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.



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

18

**Application Ref** Z/2012/1358/LBC

**Applicant** Life NI 48 University Street  
Belfast  
BT7 1HB

**Agent** Carson McDowell Murray House  
Murray Street  
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.

19

**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** Amendments to previously approved application 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.

20

**Application Ref** Z/2012/1411/F

**Applicant** Paul Hodgkinson 55 Orangefield  
Road  
Belfast  
BT5 6DD

**Agent** William Shannon Architects 27  
Middle Road  
Saintfield  
BT24 7LP

**Location** 55 Orangefield Road  
Ballyhackamore  
Belfast  
BT5 6DD

**Proposal** Proposed two storey extension to side and rear of existing dwelling

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

Council Belfast

Date 18/04/2013

<b>ITEM NO</b>	<b>D1</b>			
<b>APPLIC NO</b>	Z/2012/0817/F	Full	<b>DATE VALID</b>	09/07/2012
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr D Rooney 20 Sommerton Close Belfast		<b>AGENT</b>	R Stokes 17 Moreland Avenue Newtownabbey BT36 7RQ 028 9083 6259
<b>LOCATION</b>	First floor above 163-165 Oldpark Road Town Parks Belfast BT14 6QP			
<b>PROPOSAL</b>	Change of use to 1 no apartment			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 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.

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# Schedule of Applications

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

Council Belfast

Date 18/04/2013

<b>ITEM NO</b>	<b>1</b>			
<b>APPLIC NO</b>	Z/2011/1126/F	Full	<b>DATE VALID</b>	16/09/2011
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	McKinstry Skip Hire Limited 81-83 Belfast Road Nutts Corner Crumlin BT29 4TL		<b>AGENT</b>	SLR Consulting 24 Ballynahinch Street Hillsborough BT26 6AW 028 9268 9036
<b>LOCATION</b>	4 Northern Road Belfast BT3 9AL			
<b>PROPOSAL</b>	Application to vary condition 5 (materials to be accepted) of planning permission Z/2010/0658/F to include the acceptance of EWC code 19 12 10 combustible waste (RDF). (Additional information received - Revised description (P1 form), revised internal floor layout Dwg 03 (Rev A) and revised Transport Assessment).			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0



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

<b>ITEM NO</b>	<b>2</b>			
<b>APPLIC NO</b>	Z/2011/1179/F	Full	<b>DATE VALID</b>	05/10/2011
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Lagan Homes LTD 19 Clarendon Road Belfast BT1 3BG		<b>AGENT</b>	Alan Patterson Design Darragh House 112 Craigdarragh Road Helen's Bay Co Down BT19 1UB 028 9185 2582
<b>LOCATION</b>	Land approximately 15m north west of 1 Mill Valley Road and approximately 90m north east of 15 Mill Valley Road Belfast			
<b>PROPOSAL</b>	Change of house type to previous approval ref Z/2003/2078/F retaining 4 no townhouses and 2 no semi-detached dwellings with finished floor levels remaining as per previous approval. Introduction of detached garages, relocation of driveways and other associated siteworks [amended description].			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0



**DEPARTMENT OF ENVIRONMENT**  
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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>3</b>			
<b>APPLIC NO</b>	Z/2011/1186/F	Full	<b>DATE VALID</b>	07/10/2011
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	McKinstry Skip Hire Ltd 81-83 Nutts Corner Crumlin BT29 4TL		<b>AGENT</b>	SLR Consulting 24 Ballynahinch Street Hillsborough BT26 6AW 028 9268 9036
<b>LOCATION</b>	4 Northern Road Belfast BT3 9AL			
<b>PROPOSAL</b>	Retrospective planning application for the retention of revised northern gable end (inc. retention of existing northern vehicle access to public road) to existing waste transfer station, retention of portacabin office, revision to site reception area, including new weighbridge, fencing and revision of onsite parking (amended description).			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0



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<b>ITEM NO</b>	<b>4</b>			
<b>APPLIC NO</b>	Z/2012/0676/F	Full	<b>DATE VALID</b>	07/06/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Corbo Ltd c/o agent		<b>AGENT</b>	Ostick And Williams Ltd 14 Edgewater Road Belfast BT3 9jQ 028 90 778810
<b>LOCATION</b>	Lands at shane Retail Park Boucher Road Belfast BT12			
<b>PROPOSAL</b>	Proposed drive - thru restaurant with associated site works and car parking (amended information).			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	
	7	0	0	
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0



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<b>ITEM NO</b>	<b>5</b>			
<b>APPLIC NO</b>	Z/2012/1179/F	Full	<b>DATE VALID</b>	22/10/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Shirley McCullough c/o agent		<b>AGENT</b>	Robert Logan - Chartered Architect 19 Main Street Doagh Ballyclare BT39 0QL 028 9335 2855
<b>LOCATION</b>	13 Dunlambert Park Fortwilliam Park Belfast BT15 3NJ			
<b>PROPOSAL</b>	Proposed rear extension with associated internal modifications and rear terrace area [Amended materials].			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0



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<b>ITEM NO</b>	<b>6</b>			
<b>APPLIC NO</b>	Z/2012/1274/LBC	Listed Buildin	<b>DATE VALID</b>	13/11/2012
<b>DOE OPINION</b>	<b>CONSENT</b>			
<b>APPLICANT</b>	Belfast Distillery Company Ltd	<b>AGENT</b>	TSA Planning 29 Linenhall Street Belfast BT2 8AB 028 9043 4333	
<b>LOCATION</b>	"A" Wing Crumlin Road Gaol Crumlin Road Belfast			
<b>PROPOSAL</b>	Alterations to vacant Gaol wing (Wing A) to facilitate change of use to operational Whiskey Distillery (Including ground water abstraction, plant equipment, and all associated works) with tourist/visitors centre and associated car parking and site works. Tourist facilities to include guided tours, bar and restaurant/cafe.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0



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<b>ITEM NO</b>	<b>7</b>			
<b>APPLIC NO</b>	Z/2012/1277/F	Full	<b>DATE VALID</b>	13/11/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Belfast Distillery Company Ltd		<b>AGENT</b>	TSA Planning 29 Linenhall Street Belfast BT2 8AB 028 9043 4333
<b>LOCATION</b>	"A" Wing Crumlin Road Gaol Crumlin Road Belfast			
<b>PROPOSAL</b>	Alterations to vacant Gaol Wing (Wing A) to facilitate change of use to operational Whiskey Distillery (including ground water abstraction, plant equipment, and all associated works) with tourist/visitors centre and associated car parking and site works. Tourist facilities to include guided tours, bar and restaurant/cafe.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

<b>ITEM NO</b>	<b>8</b>			
<b>APPLIC NO</b>	Z/2012/1337/F	Full	<b>DATE VALID</b>	30/11/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Ella And Anton McClelland 112 Marlborough Park Central Belfast BT9 6HP		<b>AGENT</b>	John Smylie Place Lab 5 Cromac Avenue Belfast BT7 2JA 90447624
<b>LOCATION</b>	112 Marlborough Park Central Belfast BT9 6HP			
<b>PROPOSAL</b>	Single storey extension to rear of dwelling (Amended Plans)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	2	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0



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<b>ITEM NO</b>	<b>9</b>			
<b>APPLIC NO</b>	Z/2013/0034/F	Full	<b>DATE VALID</b>	11/01/2013
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr P Creagh		<b>AGENT</b>	Arta Architects The Mews Studio 44 Upper Dunmurry Lane Belfast BT17 0AB 028 9043 0101
<b>LOCATION</b>	74a Lansdowne Road Belfast BT15 4AA			
<b>PROPOSAL</b>	Proposed new detached dwelling with incurtilage parking and associated landscaping.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to PPS7 Policy QD1 (a) and (h) in that it would not create a quality environment in this established residential area.





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<b>ITEM NO</b>	<b>10</b>			
<b>APPLIC NO</b>	Z/2013/0166/F	Full	<b>DATE VALID</b>	11/02/2013
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Everthing Everywhere & H3G Ltd Hatfield Business Park Hatfield Hertfordshire AI10 9BW		<b>AGENT</b>	Harlequin Group 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 028 9082 3660
<b>LOCATION</b>	Existing telecommunications site on footpath at junction opposite 38 Cairnburn Road Ballymaghan Belfast Co. Down BT4 2HS (Amended Address).			
<b>PROPOSAL</b>	Existing 1No. TRI sector antenna (H1302xW155xD69mm) to be removed and replaced with 1No. DBDP TRI Sector antenna (H19542xW364xD152mm), installation of 1No. equipment cabinet and ancillary equipment			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0



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<b>ITEM NO</b>	11			
<b>APPLIC NO</b>	Z/2013/0223/F	Full	<b>DATE VALID</b>	22/02/2013
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Anna Hamill 1 Piney Way Piney Hills Belfast BT9 5QT		<b>AGENT</b>	Hugh Morrison Chartered Accountant 120 Balmoral Avenue Belfast BT9 6NZ 077842 37321
<b>LOCATION</b>	1 Piney Way Piney Hills Malone Belfast BT9 5QT			
<b>PROPOSAL</b>	Single storey side extension to single storey dwelling			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0