

Document Pack

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



31 May 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, 6th June, 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 (Pages 3 - 4)

- (a) Listing of Buildings of Special Architectural or Historic Interest - The Fort Bar, 25 to 27 Springfield Road (Pages 5 - 8)
- (b) Planning Application Z/2012/1108/F - Erection of a two storey garage with new access from Priory Gardens (Pages 9 - 10)

3. Request for Deputations

4. **Reports and Correspondence**
 - (a) Revised Planning Fees (Pages 11 - 60)
5. **New Applications (Pages 61 - 82)**
6. **Appeal Decision Notified (Pages 83 - 84)**
7. **Streamlined Planning Applications - Decisions Issued (Pages 85 - 96)**
8. **Deferred Items Still Under Consideration (Pages 97 - 102)**
9. **Reconsidered Items (Pages 103 - 108)**
10. **Schedule of Applications (Pages 109 - 126)**

Town Planning Committee

Thursday 6 June 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:

Roads Service

- Notification of an amended scheme for traffic calming measures at Ligoniel Road;
- Notification of an accessible blue badge parking bay at 99 Cullingtree Road; and
- Notification of the removal of a disabled parking bay at 36 Ponsonby Avenue

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

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ADVANCE NOTICE OF LISTING

The Clerk to the Council
Belfast City Council
Donegall Square
PO Box 234
City Hall
Belfast
BT1 5GS

Chief Executive's Office		
Date	28/5/13	
Seen by CX	NO	
Referred to		
ACX	Corp Comms	Dem Serv.
GR	SPP	Bus Supp.
Dev	F&R	H&ES
P&L	P&P	Other
Ref	75053	

SMC
28/5

Tel: (028) 9054 3058

Our Ref: HB26/31/007

Date: 24th May 2013

Dear Sir/Madam

RE: FORT BAR, 25-27 SPRINGFIELD ROAD, EDENDERRY, BELFAST

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully

pp T. Clarke
STEVEN TOSH

Enc Second Survey DC Report

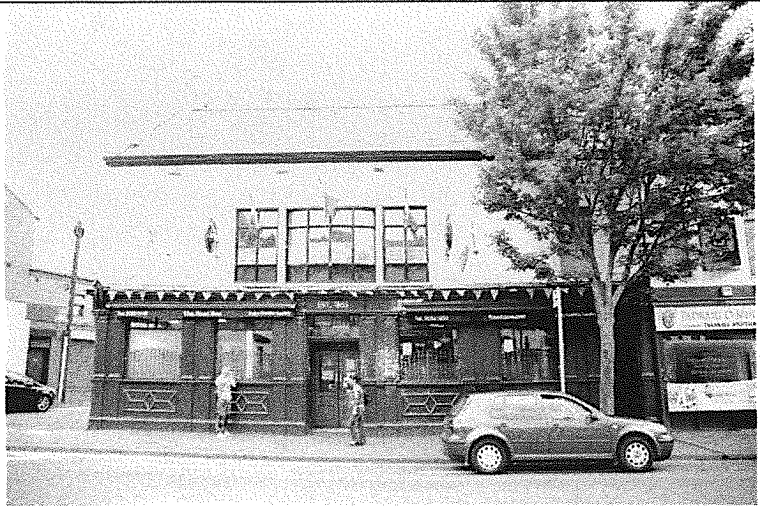
DEMOCRATIC SERVICES			
SP & R	P & L	HOUSING	AUDIT
H & ES	T P	GR	COUNCIL
49 MAY 2013			
LIC	DEVEL	TRAN	
REFERENCE	25836		
REFERRED TO			

LB3 – Advance Notice of Listing



**Second Survey Database
District Council Consultation Report**

HB26/31/007

Address Fort Bar 25-27 Springfield Road Edenderry Belfast	HB Ref No HB26/31/007
Extent of Listing Public House	
Date of Construction 1860 - 1879	
Townland Edenderry	
Current Building Use Public House	
Principal Former Use Public House	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	130/13SW
Industrial Archaeology	No	NIEA Evaluation	B1	IG Ref	J3215 7392
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No			HGI Ref	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Two storey with attic end terrace late Victorian public house with tapering plan form, two storey pitched rear return and two storey flat roofed extension to rear is located at the junction of the Springfield Road and Colligan Street.

Pitched natural slate roof with angled ridge tiles and clipped and corbelled eaves; moulded gable chimneystack with clay pots. Cast iron rainwater goods. Walling is painted smooth render with continuous plinth, ground floor sill course and string courses to first floor. Windows are replacement timber casements on projecting masonry sills.

The principle elevation faces south and is almost symmetrical. It comprises six openings to ground floor,

**Second Survey Database
District Council Consultation Report**

HB26/31/007

each separated by paired pilasters supporting a continuous flat fascia (slightly breakfront over entrance) with dentilled overhanging cornice and paired bracketed gablet ends. Entrance is left of centre and comprises paired timber panelled doors with square headed overlight of etched glass. The entrance is flanked by two identical bays comprising large replacement timber windows (two diminutive panes surmount a large bottom pane) over aprons embellished with geometrically designed moulding. To far right is a doorway with a paired louvred overlight.

First floor comprises a large tripartite window slightly left of entrance door; bowed 12 pane timber window flanked by six pane windows and separated by fluted mullions. Entire opening flanked by fluted pilasters rising to string course and surmounted by moulded and fluted surround. To left is a blocked up opening; to right is a 1/1 window.

Setting

Set at the end of a commercial terrace directly off the Springfield Road at the junction with Colligan Street in a residential area. Two and a half storey terrace to south; two storey dwellings to north.

Interior Overview

Interior layout partially changed. Detailing partially altered.

Architects

Not Known

Historical Information

Buildings first appear on the site on the 3rd edition OS map (c.1900); however it is impossible to identify the pub clearly. According to the Campaign for Real Ale it dates from 1885, however a painted sign above the entrance door states that it was established in 1865. It was run by the McGuigan family for 77 years, hence the 'C & P McGuigan' mosaic in the doorway.

According to the Campaign for Real Ale it has the 'the second finest historic pub interior in Belfast to the Crown for the quality and exuberance of its late Victorian interior'.

A local informant states that the cubicles in the bar were built by the same Italian craftsmen employed in the interior of the near-by Clonard Monastery in Belfast.

Primary Sources

1. Ordnance Survey 3rd Edition (1900)

Secondary sources

1. Mosaic in entrance
2. Campaign for Real Ale
3. Local information
4. Internet sites <http://www.heritagepubs.org.uk/pubs/national-inventory-entry.asp?pubid=231>;
<http://www.thebestof.co.uk/local/belfast/business-guide/feature/the-fort-bar/41979>

Criteria for Listing**Architectural Interest**

- A. Style
- B. Proportion
- C. Ornamentation
- D. Plan Form
- H-. Alterations detracting from building
- I. Quality and survival of Interior

Historical Interest

- X. Local Interest

Evaluation

Two storey with attic end terrace late Victorian public house. Much original fabric survives although various modernisations have compromised its historic appearance and character. This is one of very few

**Second Survey Database
District Council Consultation Report**

HB26/31/007

'traditional' public houses surviving in Belfast; primarily of interest for its bar interior.

Replacements and Alterations

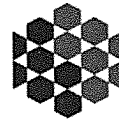
If inappropriate, Why?

General Comments

Building Preservation Notice served on this property on 23 January 2013

Monitoring Notes – since Date of Survey

Date of Survey

Your Ref:**Our Ref:** Z/2012/1108/F
(Please quote at all times)**DOE**Department of
the Environment
www.doeni.gov.ukMr P McNaney
Chief Executive
Belfast City Council
City Hall
BELFASTBelfast Area Planning Office
Bedford House
16 – 22 Bedford Street
Town Parks
Belfast
BT2 7FDPlease contact: Una McDonald
Direct line: 028 90 252874
Date: 11th May 2013

Dear Mr McNaney

PLANNING APPLICATION Z/2012/1108/F – ERECTION OF TWO STOREY GARAGE WITH NEW ACCESS FROM PRIORY GARDENS.

The above planning application was included on the schedule of applications to the Town Planning Committee on 20th September 2012 with an opinion to approve planning permission. The application was deferred for an office meeting on 24th September 2012 and was returned to the Committee again on 21st February with the opinion unchanged. The application was voted against again and it was presented to the Full Council meeting on 3rd April. The committee agreed to reject the DOE's opinion to approve.

The proposal is for a two storey garage. The principal planning issues raised by this proposal include proximity to a culvert and the subdivision of the curtailage of the site. With regard to proximity to a culvert, I can confirm that NIW were consulted on the scheme and had no objections. With regard the subdivision of the site, the site is no longer subdivided as the fence/hedge which was erected has since been removed. The application is for private domestic use only and the approval notice can be conditioned as such. Taking all 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

C E McILWAINE
Area Planning Manager

Chief Executive's Office		
Date	17/5/13	
Seen by	CX	
Referred to		
ACX	Corp Comms	Dem Serv.
GR	SPP	Bus Supp.
Dev	F&R	H&ES
P&L	P&P	Other
Ref	75048	

Fax: (028) 9025 2828

Email: belfast.planning@doeni.gov.uk

Website: www.planningni.gov.uk

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Report to:	Town Planning Committee
Subject:	Consultation on Proposed Changes to Planning Fees
Date:	6 June 2013
Reporting Officer:	Neil Dunlop (ext 6177)
Contact Officers:	Neil Dunlop (ext 6177), Kevin Heaney (ext 6202)

1	Relevant Background Information
1.1	This is the first set of proposals brought forward as part of the second phase of a review of Planning Fees.
1.2	In its response to phase 1 (Dec 2010), the Council expressed concern about the lack of consultation with Local Government and the impact which the removal of concessionary fees would have on the Council. In addition to the issues identified above, the Council was also concerned that Phase 2 would include proposed changes to the miscellaneous fee category which could have significant impacts on statutory Waste Management operations such as the development of household recycling centres. In this consultation, the proposal is to resolve the issue of plant and machinery applications within a larger site. This normally occurs in mineral extraction sites rather than waste management sites.
1.3	This consultation impacts on planning applications relating to <ul style="list-style-type: none"> • renewal planning permission - the introduction of reduced fees; • mixed use applications - the introduction of a revised methodology calculating fees; • applications for Certificates of Lawful Use or Development and consent to display advertisements - the removal of the fee exemptions for resubmitted applications • the fee for two or more dwelling houses - the correction of an anomaly in the existing provisions; • the provision of community facilities (including sports grounds) and playing fields - the removal of the fee for applications made by non-

	<p>profit making organisations; and</p> <ul style="list-style-type: none"> minerals, gas and waste applications - the introduction of a revised methodology for calculating fees
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2	Key Issues
2.1	<p>The Department states that this is a step towards providing a fairer and more robust funding framework for the transferred planning system. The planning fee structure is complex and can be difficult to administer involving measurements and calculations which have caused errors in the past. Any simplification will reduce the time taken to calculate fees and audit the results.</p>
2.2	<p>The introduction of a reduced fee to renew an application where the time-limit has not yet expired is similar to that in England where the rate is a flat fee. The proposal is to introduce a rate which is 25% of the full permission. The use of this percentage rather than a flat rate is sensible as it will continue to reflect the on-going changes to fees without the need for further legislation. Renewals of permission are normally straightforward and only where there has been a change of circumstances would there be any additional work to be carried out.</p>
2.3	<p>The methodology for calculating the fee for mixed use schemes has not been logical as the calculation varies depending on whether there is a residential component and this can create difficulties if there are shared areas. This has resulted in difficulties for developers trying to calculate the fee. The new proposal is to make the fee the sum of the fees for each of the uses proposed, subject to a maximum. This is a more readily understandable method and should provide more certainty.</p> <p>The Department makes the point that this methodology would also apply where there is an outline application on part of the site and a full application on another part of the site. This is not common but is a reasonable approach.</p>
2.4	<p>However, where an application involves plant and machinery (cat 5), it is proposed that the existing method of taking the higher of the calculations is retained. This again is a sensible practical solution to the problem of charging for plant and machinery applications on the basis of the area of the site where the site may be the same size as the extraction site or the footprint of the office building. This would therefore be a double-charging of fees and is unrelated to the amount of work involved.</p>
2.5	<p>The imposition of a fee for resubmitted Certificates of Lawful Use or Development (CLUDs) and Consent to Display advertisements is a further simplification of the existing Regulations and a recognition of the work involved in processing such applications. There are a series of specific conditions which must be met to achieve the current exemptions but this can itself be a source of dispute as, on occasions, some but not <i>all</i> the conditions may be met.</p>

2.6	<p>The Department has proposed the removal of an anomaly built into the previous change in fees for two or more dwelling houses whereby it was cheaper to apply to build two houses than one. This anomaly has been resolved by making the first house the same cost whether it is only one or more than one and the second house is capped at £160. The cost of three houses and more remains unchanged. This is a sensible rationalisation of the current problem.</p>																									
2.7	<p>The removal of the fee for non-profit making organisations providing community facilities is a welcome resolution of the difficulties which have arisen with the interpretation of the current regulations. The fact that the application must be for community facilities will hopefully be clear and, perhaps more examples such as community gardens and allotments should be included. The position of private sports clubs can be ambiguous with regard to their status as non-profit making bodies and this may need further clarification.</p> <p>The Council would also want to clarify whether non-profit organisations includes local government.</p>																									
2.8	<p>The revision of the methodology for calculating the fees for applications for Minerals, Gas and Waste reflects concerns which were expressed about the step change which occurs because the charging was for each 0.5ha. The proposal is to align Northern Ireland with other jurisdictions by reducing the threshold to 0.1ha. This will mean that applications which are just over the thresholds will not be charged a much larger fee. An example is shown below:</p> <table border="1" data-bbox="327 1176 1380 1489"> <thead> <tr> <th data-bbox="327 1176 654 1288">SITE (CATEGORY APPLICATIONS)</th> <th data-bbox="654 1176 917 1288">AREA 8</th> <th data-bbox="917 1176 1189 1288">Current Fee – calculated per 0.5 ha</th> <th data-bbox="1189 1176 1380 1288">Proposed Fee – calculated per 0.1 ha</th> <th data-bbox="1380 1176 1398 1288">Difference</th> </tr> </thead> <tbody> <tr> <td data-bbox="327 1288 654 1332">0.6 ha</td> <td data-bbox="654 1288 917 1332"></td> <td data-bbox="917 1288 1189 1332">£3,726</td> <td data-bbox="1189 1288 1380 1332">£2,190</td> <td data-bbox="1380 1288 1398 1332">- £1,536</td> </tr> <tr> <td data-bbox="327 1332 654 1377">0.75 ha</td> <td data-bbox="654 1332 917 1377"></td> <td data-bbox="917 1332 1189 1377">£3,726</td> <td data-bbox="1189 1332 1380 1377">£2,920</td> <td data-bbox="1380 1332 1398 1377">- £806</td> </tr> <tr> <td data-bbox="327 1377 654 1422">2.1 ha</td> <td data-bbox="654 1377 917 1422"></td> <td data-bbox="917 1377 1189 1422">£9,315</td> <td data-bbox="1189 1377 1380 1422">£7,665</td> <td data-bbox="1380 1377 1398 1422">- £1,650</td> </tr> <tr> <td data-bbox="327 1422 654 1489">11 ha</td> <td data-bbox="654 1422 917 1489"></td> <td data-bbox="917 1422 1189 1489">£40,304 (fee maximum)</td> <td data-bbox="1189 1422 1380 1489">£40,304 (fee maximum)</td> <td data-bbox="1380 1422 1398 1489">None</td> </tr> </tbody> </table>	SITE (CATEGORY APPLICATIONS)	AREA 8	Current Fee – calculated per 0.5 ha	Proposed Fee – calculated per 0.1 ha	Difference	0.6 ha		£3,726	£2,190	- £1,536	0.75 ha		£3,726	£2,920	- £806	2.1 ha		£9,315	£7,665	- £1,650	11 ha		£40,304 (fee maximum)	£40,304 (fee maximum)	None
SITE (CATEGORY APPLICATIONS)	AREA 8	Current Fee – calculated per 0.5 ha	Proposed Fee – calculated per 0.1 ha	Difference																						
0.6 ha		£3,726	£2,190	- £1,536																						
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2.1 ha		£9,315	£7,665	- £1,650																						
11 ha		£40,304 (fee maximum)	£40,304 (fee maximum)	None																						
2.9	<p>The Department provided a series of questions which reflect the answers which they would like on this consultation. However I feel they are restrictive in some of the questions asked and I would [propose that BCC reflect its own concerns in its response to this consultation.</p> <p>The Department also asked for comments on the Regulatory Impact Assessment and the Equality Impact Assessment. There are no concerns about the Assessments as presented.</p>																									
3.0	<p>Fee income</p> <p>In the previous response to the Fees consultation, it was understood that the Department would provide a data set on the time, cost and complexity of applications processed, across divisional offices, headquarters and by application category. This information will be important to ensure that</p>																									

	<p>income generated by undertaking particular planning related functions covers the cost of actually delivering that function. It is important that the cost of applications is properly assessed prior to the transfer of specific planning functions to councils taking place, so as to ensure the continuation and resilience of the service post-transfer.</p> <p>No information has been provided to allow this analysis.</p>
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4	Resource Implications
4.1	None

5	Equality and Good Relations Considerations
5.1	There are no Equality and Good Relations considerations attached to this Consultation.

6	Recommendations
6.1	There are no specific major issues in these proposals for the Council. Most of them are practical resolutions of problems identified in the past, relating to the calculation of fees rather than the actual level of the fee. The outstanding issue for the Council will be the need for information relating to the cost of delivering the service for Belfast which is not addressed by this paper.
6.2	Members are requested to consider and, if appropriate, endorse the content of the suggested response to the consultation as set out in Appendix 1.

7	Decision Tracking
7.1	Further to agreement a response will be submitted to the DoE

8	Documents Attached
Appendix 1: Draft response to DoE	
Appendix 2: Consultation paper from DoE	

Appendix 1

Draft Response

Belfast City Council Response to ‘*Planning Fees and Funding Consultation Paper*’

Belfast City Council has considered the proposed amendment to the Planning Fees and is generally content with the proposals put forward. It is understood that this is part of a second phase of the review of planning fees which has previously been considered and that further work is proposed.

It is not necessary to answer the individual question set out in the consultation form as there are no specific disagreements with the proposals put forward. It is important that the fees regime is easily understood and the calculations straightforward as this will save time for the staff who are engaged in auditing the income. Any changes which achieve this are to be welcomed.

The one area where further clarification is suggested related to para 34 of the consultation paper, where the examples of community facilities could be extended to make clear that allotments, multi-use games areas and gardens are included. The Council would also want clarification that local government is included within the non-profit making organisations.

However, it must be noted that there is no information given as to how particular fees were arrived at and, in view of the forthcoming return of planning powers to Councils, there is insufficient reasoning given which would allow the Council to assess the future impact of these fee levels on the delivery of the service by the Council. The absence of this key data was previously commented upon in the response to the first fees reform paper and it is disappointing that the Department has yet to make any information available

Conclusion

Belfast City Council acknowledges the need to move towards a sustainably resourced planning system that is fit for purpose. However, the Council remains concerned the review continues without detailed discussions with local Councils and the financial information to support the changes being proposed.

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Department of the
Environment

www.doeni.gov.uk

REVIEW OF PLANNING FEES AND FUNDING

***CONSULTATION ON PROPOSED CHANGES TO
PLANNING FEES***

April 2013

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RESPONDING TO THIS CONSULTATION PAPER

You are invited to send your responses to the questions in this consultation document and any additional comments you may have on either the proposed changes or on the accompanying Partial Regulatory Impact Assessment and Equality of Opportunity Screening Analysis Form attached at Annexes 1 and 2.

Please refer to the relevant question number in setting out your responses and ensure that your comments reflect the structure of the document as far as possible.

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

Planning Fees Consultation
Planning Policy Division
Department of the Environment
Level 3 Millennium House
17-25 Great Victoria Street
Belfast BT2 7BN

The consultation period will end on 14 June 2013.

Additional copies of this document can be downloaded from the PlanningNI website at
http://www.planningni.gov.uk/index/news/news_consultation/common_news_consultation_proposed_changes_to_planning_fees_april_2013.htm
or requested via the postal or email addresses above, or by telephone on (028) 90416 956 or by textphone on (028) 9054 0642.

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

In keeping with our policy on openness, the Department intends to publish all responses received on its website. When publishing responses received on behalf of organisations, the Department will also publish the organisation's name and address. When publishing responses received on behalf of individuals, the Department will not publish details of the individual's name and address.

If you have any comments or complaints about the consultation process itself (rather than the content of this document), these should be directed to the postal or e-mail addresses above.

BACKGROUND AND LEGISLATIVE POSITION

1. This consultation paper seeks views on a package of proposed changes to the planning fees charged under the Planning (Fees) Regulations (Northern Ireland) 2005 (as amended) (“the Fees Regulations”).
2. The Department’s planning functions are funded jointly by income from fees and from money allocated by the Northern Ireland Executive and Assembly. Income relates to fees levied for planning and other consents and property certificates. The legislative power to charge planning fees is found in Article 127 of the Planning (Northern Ireland) Order 1991, as amended by the Planning Reform (Northern Ireland) Order 2006:

Fees and Charges

127.—(1) The Department may by regulations make such provision as it thinks fit for the payment of a charge or fee of the prescribed amount in respect of—

- (a) the performance by the Department of any function it has;*
- (b) anything done by the Department which is calculated to facilitate or is conducive or incidental to the performance of any such function.*

3. As set out in the Department of Finance and Personnel guidance document ‘*Managing Public Money, Northern Ireland*,’¹ all government departments are required to aim for full cost recovery when setting charges or fees for public services. However, in 2010/11 the Department recovered only 59.7% of its costs in relation to development management, with the cost recovery percentage for 2011/12 even lower at 53.8%.
4. The review of planning fees and funding, of which this consultation forms a part, is being taken forward on a two-stage basis: Phase 1 was completed in April 2011 and involved taking a number of immediate steps to address areas of under recovery and cross-subsidisation in the existing fee structure; Phase 2 of the review will consider more fundamental long term changes to how the planning system is resourced, along with the fee anomalies not addressed in Phase 1 of the review.

AIMS OF THE REVIEW OF PLANNING FEES AND FUNDING

5. An efficient planning system is essential to delivering the Executive’s aim of sustainable economic growth. If it is to play its full part in supporting economic development and protecting our natural and built heritage, the planning system needs to be properly resourced and underpinned by fee levels which realistically reflect the costs of processing and deciding applications. The Executive’s decision to transfer planning functions to local government by April 2015 has reinforced the need to deliver a fairer and more robust funding framework for the planning system.
6. The aim of the review of planning fees and funding is therefore to develop a robust and fit for purpose charging system which will secure the

¹ <http://www.dfpni.gov.uk/index/finance/afmd/afmd-key-guidance/afmd-mpmni.htm>

sustainability of the planning system in advance of the transfer of functions to local government. This will be achieved by ensuring that fee levels are more proportionate to the work involved in processing and making decisions on planning applications.

7. Despite the improvements made as part of Phase 1 of the review, in some areas the planning fee structure remains complex and difficult to interpret. For this reason, a number of the proposals in this paper are intended to make the structure easier for people to understand and apply, and easier for planning staff to administer.

SUMMARY OF THE PROPOSED CHANGES

8. This set of consultation proposals is the first stage of the work involved in Phase 2 of the review to be brought forward and focuses on the following specific areas:

- the introduction of reduced fees for applications to renew planning permission;
- the introduction of a revised methodology for calculating fees for mixed use applications;
- the removal of the fee exemptions for resubmitted applications for Certificates of Lawful Use or Development (CLUDs) and consent to display advertisements;
- the correction of an anomaly in the existing fee for two dwelling houses;
- the removal of a fee for applications made by non-profit making organisations relating to the provision of community facilities (including sports grounds) and playing fields; and
- the introduction of a revised methodology for calculating fees for minerals, gas and waste applications (category 8 of the Fees Regulations).

THE PROPOSED CHANGES

Introduction of reduced fees for applications to renew planning permission

9. The economic downturn has inevitably led to a reduction in the implementation rate of schemes that already have planning permission. If large numbers of permissions are not implemented and subsequently lapse, this could delay economic recovery. Developers would either put their plans on hold indefinitely or would have to make new planning applications for those schemes, which could lead to delay and additional costs.
10. Currently in Northern Ireland there is provision under the Planning (General Development) Order (NI) 2003 (“the GDO”) for applications to renew planning permission where a planning permission was previously granted for development which has not yet begun and that permission was subject to a time limit which has not yet expired. However, in such cases

the applicant is required to pay the full fee for the relevant category of development.

11. In England there are reduced fees for applications to extend the duration of planning permission which was granted, subject to a time limit, on or before 1st October 2009². The reduced fees, which are set out below, only apply where the development that was the subject of the planning application has not yet been commenced.

Householder applications - £50

Applications for major development - £500

In any other case - £170³

12. To assist developers who are considering applying to renew planning permission before the time limit imposed on that permission expires, the Department proposes that the fee for an application to renew planning permission made under Article 7(3) of the GDO should be 25% of the amount that would be payable if it were a new planning application. An application to renew a lapsed permission will continue to attract a full fee.

Q1. Do you agree with the proposal that the fee for an application to renew planning permission should be 25% of the amount that would be payable if it were a new planning application?

² Introduced by regulation 2(5) of the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2010.

³ Fee amounts as prescribed in the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 (as amended). These fee amounts will increase when the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 come into operation.

Introduction of a revised methodology for calculating fees for applications for mixed use development

13. The methodology currently used for calculating the fee for applications for planning permission involving development which falls into more than one fee category is prescribed in paragraphs 7 and 8 of Part 1 of Schedule 1 to the Fees Regulations.

14. The first step is to calculate the fee separately under each of the fee categories which are relevant, having regard to any concession available. There are then different rules, according to whether the project includes new residential accommodation or not.

Current approach to calculating fees for (full or reserved matter) applications to erect residential accommodation with other buildings

15. The fee for an application which involves the erection of dwellings and other types of building (full or reserved matters) is calculated by adding together the fee appropriate to each development (Paragraph 7 of Schedule 1 of the Fees Regulations). This applies whether the two types of development are combined or in separate buildings.

Non Residential + Residential = Total Fee.

16. Where a mixed-use building includes common service floor space areas (for example, foyers) serving both the residential and other parts of the building, these areas are divided pro rata between the floor space of each type of development, for the purpose of calculating the fees.

Current approach to calculating fees for (full and reserved matters) applications for other mixed use development excluding dwelling houses

17. Where an application relates to two or more fee categories excluding dwelling houses, the fee is assessed separately for each fee category but only the highest fee is charged (Paragraph 8 of Part 1 of Schedule 1 to the Fees Regulations). The only exception is that fees for residential and non-residential buildings are added together. Otherwise fees for different categories are never added together.

Proposed new method for calculating fees for (full and reserved matters) applications for mixed use development

18. The current approach to calculating fees for applications for development which falls into more than one fee category does not enable the Department to fully recover its processing costs and such applications are in effect being cross-subsidised by applicants who pay full fees for development charged under one category of the Fees Regulations.

19. To address this issue, the Department proposes to calculate fees for the majority of mixed use applications on the basis of the sum of uses, with the fee for each component use still being subject to a maximum fee in the same way as the fee is calculated at present. This revised charging

methodology would also extend to hybrid applications where an application was for outline consent for part of a site and for full consent elsewhere within the same site.

20. Examples of the proposed new fees compared with the fees charged under the existing charging methodology are set out in Table 1 below.

Examples of Mixed Use Applications to which new charging methodology would apply				Current Fee – highest fee category charged	Proposed New Fee – all categories added	Difference
Fee Cat 2 Erection of 10 dwellings £3,520		Fee Cat 3 Extension of 10 Dwellings £2,810		£3,520	£6,330	+ £2,810
Fee Cat 2 Erection of 100 dwellings £22,850	Fee Cat 3 Extension to 20 dwellings £5,620	Fee Cat 4 1000 sq m of non-res floor space £4,928	Fee Cat 11(a) Change of use to 10 dwellings 2,924	£27,778 (£22,850 + £4928)	£36,322	+ £8,544
Fee Cat 2 Erection of 300 dwellings £43,850	Fee Cat 4 10,000 sq m of non-residential floor space £26,520	Fee Cat 9 Car Parks Access £249	Fee Cat 12 £820	£70,370 (£43,850 + £26,520)	£71,439	+ £1,069

Table 1

21. An exception to the approach outlined above (i.e. calculating fees on the basis of the sum of uses) would need to be made for mixed use applications where the fee for one or more of the components was calculated according to the area of the red line. This involves fee categories 5 (plant and machinery), 7 (peat extraction) and 8 (minerals, gas, waste etc.). Where an application contains more than one of the red-line based categories, or at least one red-line based fee category and at least one non red-line based fee category, the Department proposes to charge for these applications in the same way as at present, i.e. to assess the fee for each separate component but only charge the highest fee.

22. This is to avoid double-charging where, for example, an application includes minerals extraction (category 8) and plant and machinery (category 5) and the relatively small site area for the latter category is situated within the boundary of the larger site area where the minerals extraction is proposed to take place. Another example would be where an application was made for plant and machinery (category 5) and office

buildings (category 4); in this case, the footprint of the buildings would attract a fee, but the area in question would also be included within the area of the red line as part of the plant and machinery calculation if the fee for such applications were to be based on the sum of uses.

23. Examples of the types of applications to which the existing charging methodology would continue to apply are set out in Table 2 below.

Examples of Mixed Use Applications to which current charging methodology would continue to apply				Current Fee – highest fee category charged	Proposed Fee – highest fee category charged	Difference
Fee Cat 5 Plant & Machinery 1.5 ha site £5,280		Fee Cat 8 Mineral Extraction 1.5 ha site £5,589		£5,589	£5,589	None
Fee Cat 4 500 sq m of non-residential floor space £2,464		Fee Cat 5 Plant & Machinery 1.5 ha site £5,280	Fee Cat 8 Mineral Extraction 1.5 ha site £5,589	£5,589	£5,589	None
Fee Cat 4 500 sq m of non-residential floor space £2,464	Fee Cat 5 Plant & Machinery 20 ha site £33,345	Fee Cat 8 Mineral Extraction £40,304 (max fee)	Fee Cat 9 Car Parks Access £249	£40,304	£40,304	None

Table 2

Q2. Do you agree that fees for the majority of mixed use applications should be based on the sum of uses?

Q3. Do you agree that an exception should be made for applications containing more than one of the red-line based categories (categories 5, 7 and 8), or at least one red-line based fee category and at least one non red-line based fee category? If so, do you agree that the fee for each separate component should be assessed separately and only the highest fee charged?

Removal of fee exemptions for resubmitted applications for Certificates of Lawful Use or Development (CLUDs) and consent to display advertisements

24. Under the current Fees Regulations, no fee is payable for an application for a CLUD or for consent to display advertisements where the application is made following the withdrawal (before notice of decision was issued) of an application made by or on behalf of the same person. These fee exemptions only apply where the following conditions are met:

- that the application is made within 12 months of the date when the application that was subsequently withdrawn was originally made;
- that the application relates to the same land or site as that to which the earlier application related;
- that the Department is satisfied that it relates to an advertisement(s) or to a use, operation or other matter of the same description as that to which the earlier application related;
- that the fee payable in respect of the earlier application was paid; and
- that no application made by or on behalf of the same person in relation to the same land, site or advertisement(s) has already been exempted from the fee.

25. The Department considers that the above fee exemptions are unjustified as they do not reflect the fact that the applications in question will incur the same resources to process as any other application and indeed, in certain circumstances, may be more administratively burdensome. It is for this reason that the Department removed the reduced fee for new planning applications following a previous approval or withdrawal as part of Phase 1 of the fees and funding review. The same logic applies in the case of the fee exemptions listed above.

26. Moreover, in 2011/12 the Department received no applications for CLUDs and only two applications for consent to display advertisements for which no fee was payable. Thus it is expected that the removal of these fee exemptions will affect very few applicants, and any additional costs for those who are affected must be balanced against the opportunity to remove these complex provisions and simplify the fee structure for all those who are required to interpret it.

Q4. Do you agree with the proposed removal of the fee exemptions for resubmitted applications for CLUDs and for consent to display advertisements?

Removal of anomaly in Category 2 – fee for two or more dwelling houses

27. One of the changes made in Phase 1 of the fees and funding review was the introduction of a new charging methodology for applications for the erection of dwelling houses (category 2 of Part 2 of Schedule 1 to the Fees Regulations).
28. One of the unintentional consequences of this change was to make it cheaper to apply for (full and reserved matters) permission to build two dwelling houses than to build one (£704 for two as opposed to £840 for one). This anomaly arose because the fee for a single dwelling house was specified separately from the fee for 2 or more dwelling houses as shown in Table 3 below.

<i>Category of development</i>	<i>Fee payable</i>
2. The erection of a dwelling house	<p>(a) Reserved Matters</p> <p>Where the application is for a single dwelling house, £420.</p> <p>(b) Full</p> <p>Where the application is for a single dwelling house, £840.</p> <p>(c) Full and Reserved Matters</p> <p>For 2 or more dwelling houses—</p> <p>i) Where the number of dwelling houses to be created by the development is 50 or fewer, £352 for each dwelling house;</p> <p>(ii) Where the number of dwelling houses to be created by the development exceeds 50, £17,600; and an additional £105 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £262,395.</p>

Table 3

29. To address this inconsistency, the Department is proposing that the full and reserved matters fee for two dwelling houses should be increased but capped at £1,000 (£840 for the first dwelling house and £160 for the additional dwelling house as set out in Table 4 below). This amendment will result in an increase of £296 in the fee for any application to build two houses. The fee for a third house and those thereafter will be £352 for each additional dwelling house, with the fee for three houses increasing from £1,056 to £1,352, and the fee for 50 houses from £17,600 to £17,896. Once the threshold of 50 houses is reached, the current charging methodology will continue to apply: an additional £105 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £262,395.

<i>Category of development</i>	<i>Fee payable</i>
2. The erection of a dwelling house	<p>(a) Reserved Matters</p> <p>Where the application is for a single dwelling house, £420.</p> <p>(b) Full</p> <p>Where the application is for a single dwelling house, £840.</p> <p>(c) Full and Reserved Matters</p> <p>For 2 or more dwelling houses—</p> <p>i) Where the number of dwelling houses to be created by the development is 50 or fewer, £840 for the first dwelling house, £1,000 for two dwelling houses and £352 for each additional dwelling house;</p> <p>(ii) Where the number of dwelling houses to be created by the development exceeds 50, £17,896; and an additional £105 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £262,395.</p>

Table 4

Q5. Do you agree that the fee for applications for full and reserved matters permission for two or more dwelling houses should be based on the following calculation: where the number of dwelling houses to be created is 50 or fewer, £840 for the first dwelling house, £1000 for two dwelling houses and £352 for each additional dwelling house?

Removal of a fee for non-profit making organisations in respect of applications for the provision of community facilities (including sports grounds) and playing fields

30. Under the current Fee Regulations (paragraph 3 of Part 1 of Schedule 1), a concessionary fee is available for clubs, societies and other organisations where the following conditions are met:

- the club, society or other organisation is not established or conducted for profit;
- the application relates to the provision of community facilities (including sports grounds) and playing fields; and
- the Department is satisfied that the development is to be carried out on land which is, or is intended to be, occupied by the club, society or other organisation and is to be used wholly or mainly for the carrying out of its objectives.

31. For applications meeting the above criteria, the fee is one half of the amount that would otherwise be payable.
32. In the other UK jurisdictions, there is a flat rate fee for applications made by non-profit making clubs, or other non-profit making sporting or recreational organisations, where the application relates to playing fields for their own use. The flat rate fee covers applications to change the use of the land to use as playing fields and associated operations such as earthmoving, draining, or levelling – it does not cover applications to erect buildings. In England and Wales, there is also a concessionary fee of one half the amount that would otherwise be payable for any application made by a parish council and in Scotland for any application made by a community council.
33. Until May 2005, the legislative provision for the concessionary fee in Northern Ireland was a direct read-across from the rest of the UK in that it was a flat rate fee for playing fields (subject to similar conditions to those listed above). However, in May 2005 the concession was extended to applications for 'community facilities' and the flat rate fee was replaced by a fee of one half the amount that would otherwise be payable. These changes have resulted in difficulties for both staff and applicants in interpreting the legislation.
34. The Department proposes that no fee is charged where an application is received for non-profit making organisations in respect of applications for the provision of community facilities (including sports ground) and playing fields. .

Q6. Do you agree that there should be no fee charged for non-profit making organisations in respect of applications for the provision of community facilities (including sports grounds) and playing fields?

Introduction of a revised methodology for calculating the fee for Category 8 applications (Minerals, Gas and Waste)

35. Applications relating to minerals, gas and waste development are charged under Category 8 of the Fees Regulations. Category 8 consists of four sub-categories as set out below:
- (a) *The winning and working of minerals (other than peat).*
 - (b) *The carrying out of any operations connected with exploratory drilling for oil or natural gas.*
 - (c) *The use of land for the disposal of refuse or waste materials or for the deposit of materials remaining after minerals have been extracted from land or the use of land for storage of minerals in the open.*
 - (d) *The carrying out of any operation not coming within any of the above categories.*

36. The fee for any of the above works is currently £1,863 for each 0.5 hectare of the site area, subject to a maximum of £40,304.

37. Northern Ireland is the only UK jurisdiction to charge for this type of development per 0.5 hectare of the site area. In the other UK jurisdictions, the fee is calculated per 0.1 hectare of the site area as shown in Table 5 below.

England	Not more than 15 ha: £170 for each 0.1 ha. More than 15 ha: £25,315 + additional £100 for each 0.1 in excess of 15 ha up to a max of £65,000.
Wales	Not more than 15 ha: £166 for each 0.1 ha. More than 15 ha: £24,852 + £84 for each 0.1 ha (or part thereof) in excess of 15 ha up to a max of £65,000.
Scotland	£160 for each 0.1 ha, up to a maximum of £23,925.

Table 5

38. Changing the unit on which the fee calculation for Category 8 is based from 0.5 hectare to 0.1 hectare would bring Northern Ireland into line with the rest of the UK and ensure that the charging methodology does not penalise applicants whose applications only just exceed the 0.5 hectare unit area (in such cases they are currently obliged to pay £1,863 even where the additional site area covers significantly less than 0.5 hectare). The new fee would be £365 per 0.1 hectare (or part thereof) and the fee maximum would remain at its current level of £40,304 (subject to future inflationary increases).

39. Examples of how the proposed new charging methodology would affect fees for applications relating to various site areas are set out in Table 6 below.

SITE AREA (CATEGORY 8 APPLICATIONS)	Current Fee – calculated per 0.5 ha	Proposed Fee – calculated per 0.1 ha	Difference
0.6 ha	£3,726	£2,190	- £1,536
0.75 ha	£3,726	£2,920	- £806
2.1 ha	£9,315	£7,665	- £1,650
11 ha	£40,304 (fee maximum)	£40,304 (fee maximum)	None

Table 6

Q7. Do you agree that the fee for Category 8 applications should be calculated per 0.1 hectare unit of the site area?

IMPACT ASSESSMENTS

40. Government bodies are required to screen the impact of new policies and legislation against a wide range of criteria, including equality and human rights. The Department considers that the proposals laid out in this document are fully compliant with the Human Rights Act 1998.
41. A partial Regulatory Impact Assessment (RIA) setting out the costs, benefits and risks of the proposed changes is included as part of the consultation at **Annex 1**. An Equality Impact Assessment (EQIA) screening form is also included and can be found at **Annex 2**.
42. The Department has undertaken rural proofing in relation to these proposals and considers that they would not have a differential impact on rural areas or on rural communities. An Anti-Poverty and Social Inclusion screening exercise has also been carried out and the Department considers that there are no significant poverty or social exclusion implications associated with the consultation proposals.
43. Responses to this consultation will be used to refine the impact assessments referred to in the paragraphs above.

Q8. Please provide any information you may have on the costs and/or benefits set out in the partial RIA at Annex 1.

Q9. Please provide any comments you may have on the EQIA screening form attached at Annex 2.

PARTIAL RIA

PROPOSED CHANGES TO PLANNING FEES – SPRING 2013

Purpose and intended effect

(i) Background

The Department's planning functions are funded jointly by income from fees and from money allocated by the Northern Ireland Executive and Assembly. Income relates to fees levied for planning and other consents and property certificates. The legislative power to charge planning fees is found in Article 127 of the Planning (Northern Ireland) Order 1991, as amended by the Planning Reform (Northern Ireland) Order 2006. Fee levels are prescribed in the Planning (Fees) Regulations (NI) 2005 (as amended).

If it is to play its full part in supporting economic development and protecting our natural and built heritage, the planning system needs to be properly resourced and fee levels need to realistically reflect the Department's costs in processing applications. Full cost recovery is the standard approach to setting charges/fees for public services and is set out in the DFP guidance document 'Managing Public Money Northern Ireland'. However, in 2011/12, the Department recovered only 53.8% of its costs in relation to development management.

It is in the context of this under recovery of costs that the Department is undertaking a review of planning fees and funding to ensure that the planning system is properly resourced, both before and after the transfer of the majority of planning functions to local government.

This review is being taken forward on a staged basis: Phase 1 was completed in April 2011 and involved taking a number of immediate steps to address areas of under recovery and cross-subsidisation in the existing fee structure; Phase 2 of the review will involve more fundamental changes to how the Department's planning functions are funded with the aim of developing a robust and fit-for-purpose charging system.

This set of proposals is the first stage of the work involved in Phase 2 of the review and focuses on the following specific areas:

- the introduction of reduced fees for applications to renew planning permission;
- the introduction of a revised methodology for calculating fees for mixed use applications;
- the correction of an anomaly in the existing fee for two dwelling houses;
- the removal of the fee exemptions for resubmitted applications for Certificates of Lawful Use or Development (CLUDs) and consent to display advertisements;

- the removal of the fee for applications made by non-profit making organisations; and
- the introduction of a revised methodology for calculating fees for minerals, gas and waste applications (category 8).

(ii) Objective

The objective of the proposed changes is to develop a robust, fit for purpose charging system that will secure the sustainability of the planning system both before and after the transfer of planning functions to local government. This will be achieved by ensuring that fee levels are proportionate to the work involved in processing and making decisions on planning applications.

(iii) Effect

The effect of the proposed changes would be to simplify the existing fee structure and to:

- reduce fees for applications to renew planning permission
- introduce a revised methodology for calculating fees for mixed use applications
- correct an anomaly in the existing fee for two dwelling houses
- remove fee exemptions for resubmitted applications for Certificates of Lawful Use or Development (CLUDs) and consent to display advertisements
- introduce a revised methodology for calculating fees for minerals, gas and waste applications (category 8)

The proposals will affect anyone submitting a planning application for:

- the renewal of planning permission
- mixed use development
- the erection of two dwelling houses
- a CLUD, where the application is made within 12 months of a previous withdrawal
- consent to display advertisements, where the application is made within 12 months of a previous withdrawal
- minerals, gas or waste development (category 8)

Options

Option 1: Do nothing

The charging methodology and fee levels set out in the current Fees Regulations would continue to apply. This option is not considered to be appropriate as it would not address the areas of cross-subsidisation inherent in the existing fee structure or the need to consider reduced fees for renewals in the context of the economic downturn.

Option 2: Implement the proposed changes to planning fees

The Department would make a number of amendments to the Fees Regulations, including the introduction of a new category in respect of fees for applications to renew planning permission. Responses to the consultation would be taken into account in finalising the proposals to be taken forward.

Benefits

Option 1: Do nothing

Overall, the benefits associated with this option are minimal as it would not in any way address the areas of cross-subsidisation inherent in the existing fee structure or the need to consider a new fee category for applications to renew planning permission.

Option 2: Implement the proposed changes to planning fees

Some of the proposals in the paper will simplify the planning fee structure, which in certain areas is complex and difficult to use. For example, removing the fee exemptions for re-submitted applications for CLUDs and consent to display advertisements would achieve this aim, as would the removal of the anomaly relating to applications for the erection of two dwelling houses.

In addition, a number of the proposals would align fees more closely with the costs involved in processing and deciding an application. For example, the fee for the following application types would be more proportionate to the processing costs incurred by the Department: applications for mixed use development; applications for the erection of two dwelling houses; re-submitted applications for CLUDs and consent to display advertisements.

A further proposal is to calculate the fee for category 8 applications per 0.1 ha unit area, as opposed to 0.5 ha. This is the charging methodology used in the other UK jurisdictions and would ensure that the fee amount was more proportionate to the site area; applicants would not face a significantly higher fee where the site area only slightly exceeded the 0.5 ha unit area (or multiple thereof). The table below compares current fee levels with the proposed new fees for three different site areas:

Category 8 Application	Current Fee	Proposed Fee	Difference
Site area – 0.6 ha	£3,726	£2,190	£1,536
Site area – 2.1 ha	£9,315	£7,665	£1,650
Site area – 11 ha	£40,304 (fee maximum)	£40,304 (fee maximum)	None

Finally, the proposal to reduce fees for renewals to 25% of the usual fee would assist developers in keeping planning permissions alive and would take account of the impact of the economic downturn on the construction industry. Reduced fees for applications to renew planning permission have already been introduced in England and were recently consulted upon in Scotland.

Costs

Option 1: Do nothing

Making no changes to the current Fees Regulations would result in:

- retention of the current overly complex fee structure;
- no reduction in fees for applications to renew planning permission to assist developers in the context of the economic downturn;
- fees for certain Category 8 applications continuing to be disproportionate to the site area involved; and
- a continuing gap in resources between income received and the costs of processing and making decisions in relation to applications for mixed use development, the erection of two dwelling houses, CLUDs and consent to display advertisements (where the application is made within 12 months of a previous withdrawal).

Option 2: Implement the proposed changes to planning fees

If all of the consultation proposals were to be taken forward, costs would rise for developers submitting planning applications for the following types of development:

- the erection of two dwelling houses
- mixed use development
- Certificates of Lawful Use or Development, where the application is made within 12 months of a previous withdrawal
- consent to display advertisements, where the application is made within 12 months of a previous withdrawal

More details on the costs associated with each individual proposal are set out in the paragraphs below.

Revision of the fee for the erection of two or more dwelling houses

The proposal to amend the fee for an application for two or more dwelling houses is intended to correct an anomaly in the Fees Regulations whereby the fee for an application to erect two dwelling houses is **less** than the fee for a single dwelling house. While this amendment will result in an increase of £296 in the fee for an application to build 2 houses, the current fee for such applications is unjustifiably low. In any case, the additional amount represents only a small percentage of the total costs involved in housing construction projects and, as a result, is unlikely to have any impact on the viability of such projects.

Introduction of a revised methodology for calculating fees for mixed use applications

The proposal to change the way the fee is calculated for applications for mixed use development would lead to additional costs for developers in the order of those set out in Table 1. However, it should be noted that the revised charging methodology would not apply to applications for mixed use development where one or more of the components fell into fee category 5, 7 or 8 (i.e. categories in which the fee is based on the area of the red line). For such applications, the current charging methodology would continue to apply and fees would remain as they are at present (see Table 2).

EXAMPLES OF MIXED USE APPLICATIONS TO WHICH NEW CHARGING METHODOLOGY WOULD APPLY				Current Fee – highest fee category charged	Proposed New Fee– all categories added	Difference
Fee Cat 2 Erection of 10 dwellings £3,520		Fee Cat 3 Extension of 10 Dwellings £2,810		£3,520	£6,330	+ £2,810
Fee Cat 2 Erection of 100 dwellings £22,850	Fee Cat 3 Extension to 20 dwellings £5,620	Fee Cat 4 1000 sq m of non-res floor space £4,928	Fee Cat 11(a) Change of use to 10 dwellings £2,924	£27,778 (£22,850 + £4928)	£36,322	+ £8,544
Fee Cat 2 Erection of 300 dwellings £43,850	Fee Cat 4 10,000 sq m of non-residential floor space £26,520	Fee Cat 9 Car Parks Access £249	Fee Cat 12 Miscellaneous £820	£70,370 (£43,850 + £26,520)	£71,439	+ £1,069

Table 1

EXAMPLES OF MIXED USE APPLICATIONS TO WHICH CURRENT CHARGING METHODOLOGY WOULD CONTINUE TO APPLY				Current Fee – highest fee category charged	Proposed Fee – highest fee category charged	Difference
Fee Cat 5 Plant & Machinery 1.5 ha site £5,280		Fee Cat 8 Mineral Extraction 1.5 ha site £5,589		£5,589	£5,589	None
Fee Cat 4 500 sq m of non-residential floor space £2,464		Fee Cat 5 Plant & Machinery 1.5 ha site £5,280	Fee Cat 8 Mineral Extraction 1.5 ha site £5,589	£5,589	£5,589	None
Fee Cat 4 500 sq m of non-residential floor space £2,464	Fee Cat 5 Plant & Machinery 20 ha site £33,345	Fee Cat 8 Mineral Extraction £40,304(max fee)	Fee Cat 9 Car Parks Access £249	£40,304	£40,304	None

Table 2

In 2011/12, only 1.85% (253) of the total number of applications received by the Department (13,680) were for mixed use development. Of these 253 applications, it is unclear how many would have been affected by the revised charging methodology but the number is low enough to suggest a limited impact on any one business sector or industry.

Removal of the fee exemption for re-submitted applications for CLUDs and consent to display advertisements

This proposal would result in an increase in costs for anyone submitting an application for a CLUD or for consent to display advertisements where the application was made within 12 months of a previous withdrawal. However, in 2011/12, the Department received only two re-submitted applications for consent to display advertisements and no re-submitted applications for CLUDs. Therefore the costs associated with this proposal are expected to be minimal and significantly outweighed by the opportunity to simplify the existing fee structure.

Introduction of a revised methodology for calculating fees for minerals, gas and waste applications (category 8)

As described on page 18, this proposal will ensure that the fee amount will be more proportionate to the site area for category 8 applications. This is likely to mean that developers pay less in fees overall for this category; as a result, the Department's income from fees will reduce. Given the lack of related data

available at this time, it is not possible to estimate the monetary impact of this amendment on the Department. However, it is important to note that one of the key objectives of changing the fees is to try to ensure full cost recovery. Therefore, taken alongside the other changes to planning fees, the cost to the Department should be considered neutral.

Reducing the fee for applications to renew planning permission

As with the amendment to category 8 fees; this will have a negative impact on the level of fees collected by the Department. Given that fees for renewals will be reduced to 25%, income from renewals will decrease by 75%. The monetary cost of this amendment cannot be robustly estimated; however, it is generally accepted that the cost of processing an application to renew planning permission is the same as the cost of processing the original application and the costs incurred by the Department will depend on the number of applications received in the future. As one of the objectives of reviewing the fees is full cost recovery, it should be assumed that the changes to fees will be cost neutral to Government.

Other costs

In addition to the above impacts on various stakeholders, the proposed changes will result in additional costs for the Department in relation to the work involved in reconfiguring the electronic fee calculator and issuing revised guidance to staff. Whilst these costs cannot be estimated at this time, they are not thought to be excessive and are necessary to deliver an improved fees and funding regime for the planning system in Northern Ireland.

Business sectors affected

The sectors most likely to be affected by the proposals are:

- all those who submit a planning application for mixed use and category 8 development (minerals, waste and gas); and
- businesses/developers seeking a renewal of planning permission.

Other Impact Assessments

The proposals have been screened with regard to Section 75 of the Northern Ireland Act 1998 and it is considered that they are not likely to have any significant implications for equality of opportunity or community relations.

The Fees Regulations would continue to provide for 'no fee' where an application related to:

- operations providing facilities in the curtilage of an existing dwelling house to secure the greater safety, health or comfort of a disabled person; or
- operations for the provision of a means of access for disabled persons to or within a building or premises to which members of the public are admitted.

It is not considered that these proposals would have a disproportionate impact on rural areas or any implications for the anti-poverty and social exclusion strategy.

Monitoring and Review

The Department will continue to monitor and review the cost of processing planning applications, and has committed to a further detailed study of the cost base of planning applications as part of the review of planning fees and funding.

Consultation

(i) Within Government

Colleagues in Local Planning Division and Strategic Planning Division were consulted about the proposals. Other Government Departments and Agencies will have the opportunity to comment as part of the consultation exercise.

(ii) Public Consultation

The proposals are being subjected to 8 weeks of public consultation. The standard 3 month consultation period is not considered necessary in this case given the narrow range and limited impact of the proposals involved.

Summary and Recommendation

The proposals to amend the Fees Regulations represent the first stage of the worked involved in Phase 2 of the review of planning fees and funding, the purpose of which is to develop a robust, fit for purpose charging system that will secure the sustainability of the planning system both before and after the transfer of planning functions to local government. The objective of Phase 2 is to ensure that the Department's planning functions are properly resourced and that fee levels are proportionate to the work involved in processing and making decisions on planning applications.

When undertaking a regulatory impact assessment it is normal practice to estimate a net present value (NPV) calculation, which would show the total economic cost or benefit of a proposal over a number of years. In this case it is not possible to calculate an NPV, given the lack of data and nature of the planning system, i.e. future costs and benefits will depend on the type of application received which cannot be foreseen or robustly modelled. However, it is clear that some applicants will benefit from the proposals and others will be negatively affected. This was always likely to be the case to ensure a fairer and more balanced fees and funding regime.

As regards the costs and benefits to Government, it is important to note that the Department has not been in a position to recover its costs over recent years, with only 53.8% of the costs of development management being recovered in 2011/12. As outlined in the DFP guidance document '*Managing Public Money Northern Ireland*', the Department is expected to aim for full

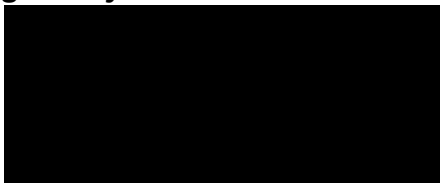
cost recovery when setting fees for public services; it is principally on this basis that the proposed changes to fees are justified.

In conclusion, it is recommended that, subject to consideration of the responses received as part of the public consultation exercise, the Department implements the proposed changes to planning fees outlined above (Option 2).

Declaration

I have read the Regulatory Impact Assessment and I am satisfied that the balance between cost and benefit is the right one in the circumstances.

Signed by a senior officer of the Department of the Environment



Fiona Mc Grady Planning Policy Division

9th April 2013

Contact point

Fiona Mc Grady
Planning Policy Division
Department of the Environment
Millennium House
17-25 Great Victoria Street
Belfast
BT2 7BN
Tel: 028 90416972
Email: fiona.mcgrady@doeni.gov.uk

ANNEX 2

DOE SECTION 75 EQUALITY OF OPPORTUNITY SCREENING ANALYSIS FORM

Under Section 75 of the Northern Ireland Act 1998, the Department is required to have due regard to the need to promote equality of opportunity between the groups listed at **Appendix A**. In addition, without prejudice to its obligations above, the Department is also required, in carrying out its functions relating to Northern Ireland, to have regard to the desirability of promoting good relations between persons of different religious beliefs, political opinion or racial group.

This form is intended to help you to consider whether a new or revised policy (either internal or external) or legislation will require a full equality impact assessment (EQIA). Those policies identified as having significant implications for equality of opportunity must be subject to full EQIA.

The form will provide a record of the factors taken into account if a policy is screened out, or excluded for EQIA. It will provide a basis for consultation on the outcome of the screening exercise and will be referenced in the Annual Report to the Equality Commission. Reference should be made to the outcome of the screening exercise and subsequent consultation in any submission made to the Minister.

It is important that this screening form is completed carefully and thoughtfully. Your business area's Equality Representative and the Department's Equality Team (ext 37060/37061) will be happy to assist with all aspects of the screening process and will help with the completion of the form, if required.

All screening forms should be signed off by the policy maker, approved by a senior manager responsible for the policy and sent to the Equality Team who will arrange to have them posted on the Department's website.

Policy Title:	Review of Planning Fees and Funding: Proposed Changes to Planning Fees
Business Area:	Planning Policy Division
Contact:	Kate Rice (ext. 85956)

Screening flowchart and template

Introduction

Part 1: Policy scoping: – asks the Department to provide details about the policy, procedure, practice and/or decision being screened and what available evidence has been gathered to help make an assessment of the likely impact on equality of opportunity and good relations.

Part 2: Screening questions: – asks about the extent of the likely impact of the policy on groups of people within each of the Section 75 categories. Details of the groups consulted and the level of assessment of the likely impact. This includes consideration of multiple identity and good relations issues.

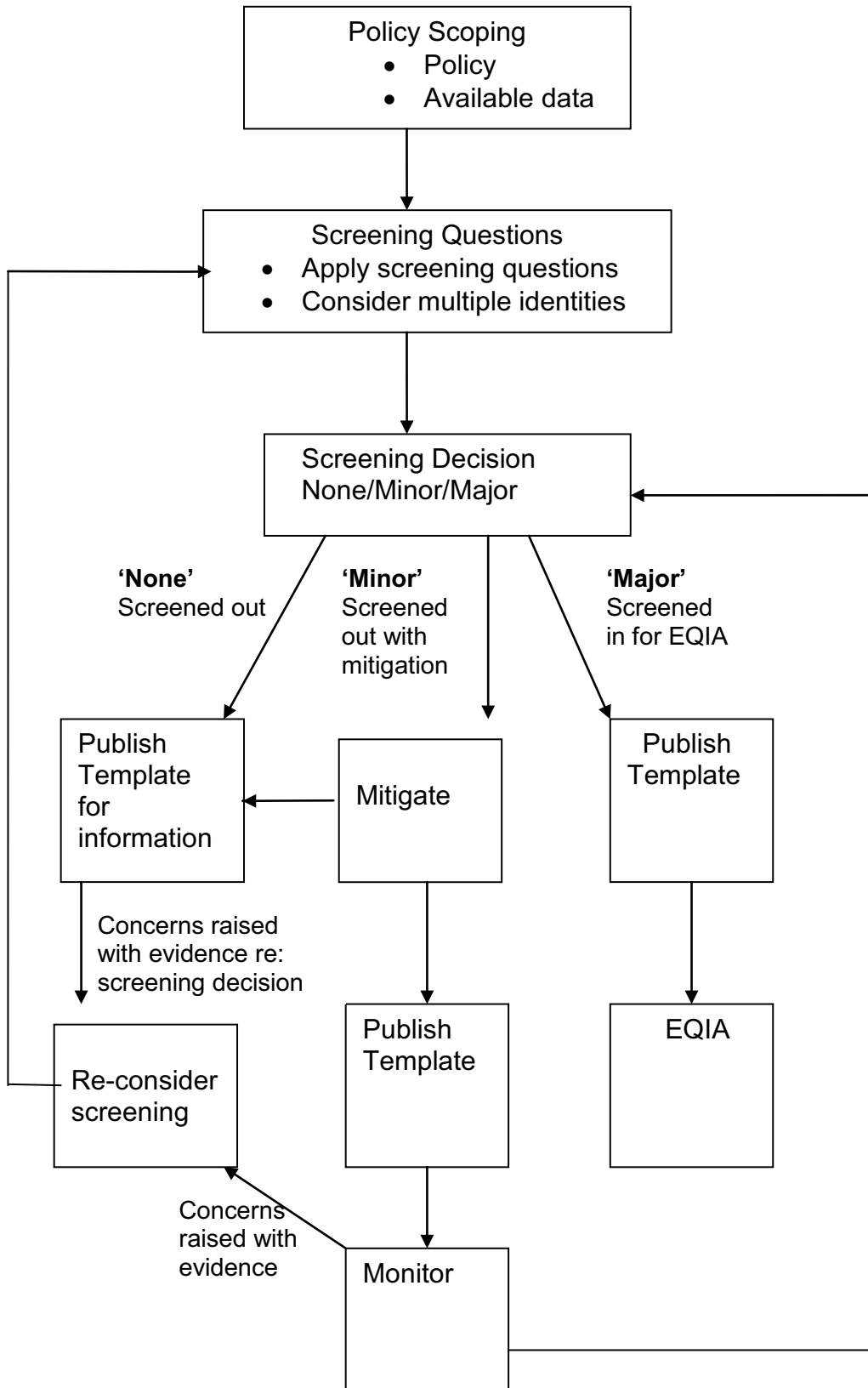
Part 3: Screening decision: – guides the Department to reach a screening decision as to whether or not there is a need to carry out an equality impact assessment (EQIA), or to introduce measures to mitigate the likely impact, or the introduction of an alternative policy to better promote equality of opportunity and/or good relations.

Part 4: Monitoring: – provides guidance on monitoring for adverse impact and broader monitoring.

Part 5: Approval and authorisation: – verifies the Department's approval of a screening decision by a senior manager responsible for the policy. All screening templates must be signed off by the relevant policy maker, approved by a senior manager responsible for the policy and forwarded to the Department's Equality Team for quality assurance, approval and publication on the Department's website.

Part 6: Submission to the Departmental Equality Team: – Contact details for the Equality Team can be found in this section.

SCREENING FLOWCHART



Part 1: Policy scoping

The first stage of the screening process involves scoping the policy under consideration. The purpose of policy scoping is to help prepare the background and context and set out the aims and objectives for the policy, being screened. At this stage, scoping the policy will help identify potential constraints as well as opportunities and will help the policy maker work through the screening process on a step by step basis.

Policy makers should remember that the Section 75 statutory duties apply to internal policies (relating to the Department's staff), as well as external policies (relating to those who are, or could be, served by the Department).

Information about the policy

Name of the policy
Review of planning fees and funding: proposed changes to planning fees.
Is this an existing, revised or a new policy?
This package of proposals forms part of the second phase of a wider review of planning fees and funding that was initiated by the Department in 2010.
What is it trying to achieve? (intended aims/outcomes) (Please give clear explanation of policy aims/outcomes)
The objective of the proposed changes to planning fees is to develop a robust, fit for purpose charging system that will secure the sustainability of the planning system both before and after the transfer of planning functions to local government. This will be achieved by ensuring that fee levels are proportionate to the work involved in processing and deciding planning applications.
Are there any Section 75 categories which might be expected to benefit from the intended policy? If so, explain how.
The proposed changes to planning fees will apply equally to anyone submitting an application for planning permission or seeking approval/consent from the Department where the application in question is in one of the existing or one of the proposed new fee categories that are the subject of the proposals. Thus, where there are benefits associated with the proposals, those benefits will apply equally to all Section 75 Categories.
Who initiated or wrote the policy?
The proposals were written by DOE Planning Policy Division.
Who owns and who implements the policy?
The proposals are owned by DOE Planning Policy Division and will be implemented by DOE Planning Policy Division, DOE Local Planning Division and DOE Strategic Planning Division.

Implementation factors

Are there any factors which could contribute to/detract from the intended aim/outcome of the policy/decision?

Yes No

If yes, are they:

- financial
- legislative
- other, please specify:

Main stakeholders affected

Who are the internal and external stakeholders (actual or potential) that the policy will impact upon?

- staff
- service users
- other public sector organisations
- voluntary/community/trade unions
- other, please specify: building and quarrying industry

Other policies with a bearing on this policy

- what are they? N/A
- who owns them? N/A

Available evidence

Evidence to help inform the screening process may take many forms. Policy makers should ensure that their screening decision is informed by relevant data.

What evidence/information (both qualitative and quantitative) have you gathered to inform this policy? Please specify details for each of the Section 75 categories.

For further advice please contact Analytical Services Branch (ASB), (Gary Ewing, ext 40245) or the Equality Team (Laura McAleese, ext 37060, or Jeff Johnston, ext 37061).

Section 75 category	Details of evidence/information
Religious belief	The proposed changes will apply equally to anyone submitting a planning application for the relevant categories of development and therefore do not positively or negatively discriminate towards any religious belief. The Department sought views/evidence on any potential impact on Section 75 groups as part of a similar consultation exercise on proposed changes to planning fees in 2010/11. In addition, the Department carries out an EQIA screening exercise when making the legislation needed to give effect to the annual inflationary increase in planning fees. No differential impact on any of the Section 75 categories has been identified as a result of these exercises.
Political opinion	As above - the proposed changes will apply equally to anyone submitting a planning application for the relevant categories of development and therefore do not positively or negatively discriminate towards any political opinion.
Racial group	As above - the proposed changes will apply equally to anyone submitting a planning application for the relevant categories of development and therefore do not positively or negatively discriminate towards any racial group.
Age	As above - the proposed changes will apply equally to anyone submitting a planning application for the relevant categories of development and therefore do not positively or negatively discriminate towards any age group.
Marital status	As above - the proposed changes will apply equally to anyone submitting a planning application for the relevant categories of development and therefore do not positively or negatively discriminate towards any marital status.
Sexual orientation	As above - the proposed changes will apply equally to anyone submitting a planning application for the relevant categories of development and therefore do not positively or negatively discriminate towards any sexual orientation.
Men and women generally	As above - the proposed changes will apply equally to anyone submitting a planning application for the relevant categories of development and therefore do not positively or negatively discriminate towards men or women generally.
Disability	As above - the proposed changes will apply equally to anyone submitting a planning application for the relevant categories of development and therefore do not positively or negatively discriminate towards people with disabilities.
Dependants	As above - the proposed changes will apply equally to anyone submitting a planning application for the relevant categories of development and therefore do not positively or negatively discriminate towards those with or without dependants.

Needs, experiences and priorities

Taking into account the information referred to above, what are the different needs, experiences and priorities of each of the following categories, in relation to the particular policy/decision? Specify details for each of the Section 75 categories.

Section 75 category	Details of needs/experiences/priorities
Religious belief	none identified
Political opinion	none identified
Racial group	none identified
Age	none identified
Marital status	none identified
Sexual orientation	none identified
Men and women generally	none identified
Disability	none identified
Dependants	none identified

Part 2: Screening questions

Introduction

In making a decision as to whether or not there is a need to carry out an equality impact assessment, policy makers should consider the answers to the four screening questions.

If your conclusion is **none** in respect of all of the Section 75 equality of opportunity and/or good relations categories, then you may decide to screen the policy out. If a policy is 'screened out' as having no relevance to equality of opportunity or good relations, you should give details of the reasons for the decision taken.

If your conclusion is **major** in respect of one or more of the Section 75 equality of opportunity and/or good relations categories, then consideration should be given to subjecting the policy to the equality impact assessment procedure.

If your conclusion is **minor** in respect of one or more of the Section 75 equality categories and/or good relations categories, then consideration should still be given to proceeding with an equality impact assessment, or to:-

- measures to mitigate the adverse impact; or
- the introduction of an alternative policy to better promote equality of opportunity and/or good relations.

In favour of a 'major' impact

- a) The policy is significant in terms of its strategic importance;
- b) Potential equality impacts are unknown, because, for example, there is insufficient data upon which to make an assessment or because they are complex, and it would be appropriate to conduct an equality impact assessment in order to better assess them;
- c) Potential equality and/or good relations impacts are likely to be adverse or are likely to be experienced disproportionately by groups of people including those who are marginalised or disadvantaged;
- d) Further assessment offers a valuable way to examine the evidence and develop recommendations in respect of a policy about which there are concerns amongst affected individuals and representative groups, for example in respect of multiple identities;
- e) The policy is likely to be challenged by way of judicial review;
- f) The policy is significant in terms of expenditure.

In favour of 'minor' impact

- a) The policy is not unlawfully discriminatory and any residual potential impacts on people are judged to be negligible;
- b) The policy, or certain proposals within it, are potentially unlawfully discriminatory, but this possibility can readily and easily be eliminated by

making appropriate changes to the policy or by adopting appropriate mitigating measures;

- c) Any asymmetrical equality impacts caused by the policy are intentional because they are specifically designed to promote equality of opportunity for particular groups of disadvantaged people;
- d) By amending the policy there are better opportunities to better promote equality of opportunity and/or good relations.

In favour of none

- a) The policy has no relevance to equality of opportunity or good relations.
- b) The policy is purely technical in nature and will have no bearing in terms of its likely impact on equality of opportunity or good relations for people within the equality and good relations categories.

Taking into account the evidence presented above, consider and comment on the likely impact on equality of opportunity and good relations for those affected by this policy, in any way, for each of the equality and good relations categories, by applying the screening questions given overleaf and indicate the level of impact on the group i.e. minor, major or none.

Screening questions

1 What is the likely impact on equality of opportunity for those affected by this policy, for each of the Section 75 equality categories? minor/major/none		
Section 75 category	Details of policy impact	Level of impact? minor/major/none
Religious belief	None identified ahead of the public consultation exercise. However, any S75 issues raised during the consultation process will be considered.	None
Political opinion	As above.	None
Racial group	As above.	None
Age	As above.	None

Marital status	As above.	None
Sexual orientation	As above.	None
Men and women generally	As above.	None
Disability	As above.	None
Dependants	As above.	None

2 Are there opportunities to better promote equality of opportunity for people within the Section 75 equalities categories?		
Section 75 category	If Yes , provide details	If No , provide reasons
Religious belief		No evidence available of any opportunity to better promote equality of opportunity for any Section 75 group at this stage. To be further reviewed following analysis of responses to the public consultation.
Political opinion		No evidence available of any opportunity to better promote equality of opportunity for any Section 75 group at this stage. To be further reviewed following analysis of responses to the public consultation.
Racial group		No evidence available of any opportunity to better promote equality of opportunity for any Section 75 group at this stage. To be further reviewed following analysis of responses to the public consultation.
Age		No evidence available of any opportunity to better promote equality of opportunity for any Section 75 group at this stage. To be further reviewed following analysis of responses to the public consultation.
Marital status		No evidence available of any opportunity to better promote equality of opportunity for any Section 75 group at this stage. To

		be further reviewed following analysis of responses to the public consultation.
Sexual orientation		No evidence available of any opportunity to better promote equality of opportunity for any Section 75 group at this stage. To be further reviewed following analysis of responses to the public consultation.
Men and women generally		No evidence available of any opportunity to better promote equality of opportunity for any Section 75 group at this stage. To be further reviewed following analysis of responses to the public consultation.
Disability		No evidence available of any opportunity to better promote equality of opportunity for any Section 75 group at this stage. To be further reviewed following analysis of responses to the public consultation.
Dependants		No evidence available of any opportunity to better promote equality of opportunity for any Section 75 group at this stage. To be further reviewed following analysis of responses to the public consultation.

3 To what extent is the policy likely to impact on good relations between people of different religious belief, political opinion or racial group? minor/major/none

Good relations category	Details of policy impact	Level of impact minor/major/none
Religious belief	Evidence of possible impact to be considered following analysis of responses to public consultation.	None
Political opinion	Evidence of possible impact to be considered following analysis of responses to public consultation.	None
Racial group	Evidence of possible impact to be considered following analysis of responses to public consultation.	None

4 Are there opportunities to better promote good relations between people of different religious belief, political opinion or racial group?		
Good relations category	If Yes , provide details	If No , provide reasons
Religious belief		No - evidence of possible impact to be considered following analysis of responses to public consultation.
Political opinion		No - evidence of possible impact to be considered following analysis of responses to public consultation.
Racial group		No - evidence of possible impact to be considered following analysis of responses to public consultation.

Multiple identity

Generally speaking, people can fall into more than one Section 75 category. Taking this into consideration, are there any potential impacts of the policy/decision on people with multiple identities?

(For example: disabled minority ethnic people; disabled women; young Protestant men; and young lesbians, gay and bisexual people).

Yes No

Provide details of data on the impact of the policy on people with multiple identities. Specify relevant Section 75 categories concerned.

There is no evidence at this stage that the proposed changes to planning fees will have any impact on people with multiple identities but the Department will await responses to the public consultation to ascertain whether or not this is the case.

Part 3: Screening decision

If the decision is not to conduct an equality impact assessment, please provide details of the reasons.

There is no evidence at this stage that the proposed changes to planning fees will have any impact on groups relevant to the Section 75 categories but the Department will await responses to the public consultation to ascertain whether or not this is the case.

If the decision is not to conduct an equality impact assessment the policy maker should consider if the policy should be mitigated or an alternative policy be introduced.

There is no evidence at this stage that the proposed changes to planning fees will have any impact on groups relevant to the Section 75 categories but the Department will await responses to the public consultation to ascertain whether or not this is the case.

If the decision is to subject the policy to an equality impact assessment, please provide details of the reasons.

N/A

All public authorities' equality schemes must state the authority's arrangements for assessing and consulting on the likely impact of policies adopted or proposed to be adopted by the authority on the promotion of equality of opportunity. The Commission recommends screening and equality impact assessment as the tools to be utilised for such assessments. Further advice on equality impact assessment may be found in a separate Commission publication: Practical Guidance on Equality Impact Assessment.

Mitigation

When you conclude that the likely impact is 'minor' and an equality impact assessment is not to be conducted, you may consider mitigation to lessen the severity of any equality impact, or the introduction of an alternative policy to better promote equality of opportunity or good relations.

Can the policy/decision be amended or changed or an alternative policy introduced to better promote equality of opportunity and/or good relations?

If so, give the **reasons** to support your decision, together with the proposed changes/amendments or alternative policy.

The Department considers that the likely impact is 'none' and that mitigation measures are not required at this time. This will be reviewed if any impacts on Section 75 groups are identified as part of the public consultation exercise.

Timetabling and prioritising

Factors to be considered in timetabling and prioritising policies for equality impact assessment:-

If the policy has been '**screened in**' for equality impact assessment, then please answer the following questions to determine its priority for timetabling the equality impact assessment:-

On a scale of 1-3, with 1 being the lowest priority and 3 being the highest, assess the policy in terms of its priority for equality impact assessment.

Priority criterion	Rating (1-3)
Effect on equality of opportunity and good relations	N/A
Social need	N/A
Effect on people's daily lives	N/A
Relevance to a public authority's functions	N/A

Note: The Total Rating Score should be used to prioritise the policy in rank order with other policies screened in for equality impact assessment.

Is the policy affected by timetables established by other relevant public authorities?

Yes No

If yes, please provide details.

Part 4: Monitoring

You should consider the guidance contained in the Commission's Monitoring Guidance for Use by Public Authorities (July 2007).

The Commission recommends that where the policy has been amended or an alternative policy introduced, the Department should monitor more broadly than for adverse impact.

Effective monitoring will help you to identify any future adverse impact arising from the policy which may lead to completion of an equality impact assessment, as well as help with future planning and policy development.

Part 5: Approval and authorisation (to be completed by Business Area)

Screened by:	Position/Job Title	Date
Sarah Malcolmson	DP	15/08/12
Approved by:		
Fiona Mc Grady	Grade 7	8/04/2013

Note: A copy of the Screening Template, for each policy screened should be 'signed off' by the policy maker, approved by a senior manager responsible for the policy and forwarded to the Department's Equality Team who will make the form available on the Department's website. Business areas should ensure that the form is made available on request.

Part 6: Submission to Departmental Equality Team

PLEASE FORWARD AN ELECTRONIC COPY OF THE COMPLETED FORM TO:

equality@doeni.gov.uk

QUERIES TO: DOE EQUALITY TEAM
8th FLOOR
GOODWOOD HOUSE
44-58 MAY STREET
BELFAST
BT1 4NN

Laura McAleese, Ext. 37060 laura.mcaleese@doeni.gov.uk

Jeff Johnston, Ext. 37061 jeff.johnston@doeni.gov.uk

Appendix A

Main Groups Relevant to the Section 75 Categories	
Category	Main Groups
Religious belief	Protestants; Catholics; people of non-Christian faiths; people of no religious belief
Political opinion	Unionists generally; Nationalists generally; members/supporters of any political party
Racial Group	White people; Chinese; Irish Travellers; Indians; Pakistanis; Bangladeshis; Black Africans; Black Caribbean people; people with mixed ethnic group
“Men and women generally”	Men (including boys); women (including girls); trans-gendered people
Marital status	Married people; unmarried people; divorced or separated people; widowed people
Age	For most purposes, the main categories are: children under 18, people aged between 18-65, and people over 65. However, the definition of age groups will need to be sensitive to the policy under consideration
“Persons with a disability”	Disability is defined as: A physical or mental impairment, which has a substantial and long-term adverse effect on a person’s ability to carry out normal day-to-day activities as defined in Sections 1 and 2 and Schedules 1 and 2 of the Disability Discrimination Act 1995
“Persons with dependants”	Persons with personal responsibility for the care of a child; persons with personal responsibility for the care of a person with an incapacitating disability; persons with personal responsibility for the care of a dependant elderly person
Sexual orientation	Heterosexuals; bi-sexuals; gays; lesbians

ANNEX 3

Freedom of Information Act 2000 – Confidentiality of Consultations

1. Please note that the Department may publish responses to this Consultation Document or a summary of responses. Your response, and all other responses to the consultation, may be disclosed on request. The Department can only refuse to disclose information in exceptional circumstances. Before you submit your response, please read the paragraphs below on the confidentiality of consultations and they will give you guidance on the legal position about any information given by you in response to this consultation.
2. The Freedom of Information Act gives the public a right of access to any information held by a public authority, namely the Department in this case. This right of access to information includes information provided in response to a consultation. The Department cannot automatically consider as confidential information supplied to it in response to a consultation. However, it does have the responsibility to decide whether any information provided by you in response to this consultation, including information about your identity should be made public or be treated as confidential. If you do not wish information about your identity to be made public please include an explanation in your response.
3. This means that information provided by you in response to the consultation is unlikely to be treated as confidential, except in very particular circumstances. The Lord Chancellor's Code of Practice on the Freedom of Information Act provides that:
 - the Department should only accept information from third parties in confidence if it is necessary to obtain that information in connection with the exercise of any of the Department's functions and it would not otherwise be provided;
 - the Department should not agree to hold information received from third parties 'in confidence' which is not confidential in nature; and
 - acceptance by the Department of confidentiality provisions must be for good reasons, capable of being justified to the Information Commissioner.
4. For further information about confidentiality of responses please contact the Information Commissioner's Office (or see web site at: <http://www.informationcommissioner.gov.uk/>)

List of Consultees

20:20 Architects
 Action on Hearing Loss
 Age NI
 Archbishop of Armagh & Primate of All Ireland
 Arcus Architects
 Arqiva
 Atlas Communications
 B9 Energy Services Ltd
 Bar Library
 BBC Engineering Information Department
 Belfast Civic Trust
 Belfast Harbour Commissioners
 Belfast Healthy Cities
 Belfast Hills Partnership
 Belfast Metropolitan College
 Belfast International Airport
 Belfast Metropolitan Residents Group
 Belfast Solicitors' Association
 Bishop of Down and Connor
 Brennen Associates
 British Telecom (NI)
 Bryson House
 Building Design Partnership
 Cable & Wireless
 Cabletel (NI) Ltd
 Carers Northern Ireland
 Catholic Bishops of NI
 Central Services Agency for the HPSS
 Chartered Institute of Environmental Health
 Chartered Institute of Housing
 Chief Executive NI Judicial Appointments Commission
 Chinese Welfare Association
 City of Derry Airport
 Civil Law Reform Division
 Coleraine Harbour Commissioners
 Committee for the Administration of Justice
 Community Places
 Community Relations Council
 Confederation of British Industry (NI)
 Construction Employers Federation
 Council for Catholic Maintained Schools
 Council for Nature Conservation and the Countryside
 Countryside Access & Activities Network for NI
 Courts and Tribunal Services
 Crown Castle UK Ltd
 DCLG
 Derryhale Residents' Association
 Development Planning Partnerships
 Departmental Solicitors' Office
 Disability Action
 Enniskillen Aerodrome
 Environment and Planning Law Association of NI
 Environmental Health Services Department
 Equality Commission for NI
 Federation of Small Businesses
 Ferguson & McIlveen
 Food Standards Agency NI
 Forest of Belfast
 Friends of the Earth
 Geological Survey of Northern Ireland
 George Best Belfast City Airport
 Gingerbread Northern Ireland
 Health and Social Care Board
 Health and Social Care Trusts
 Health & Safety Executive NI
 HM Revenue & Customs
 Human Rights Commission
 Information Commissioners Office
 Institute of Professional Legal Studies
 Institute of Directors
 Institute of Historic Building Conservation
 Institution of Civil Engineers (NI)
 International Tree Foundation
 Invest NI
 Kenneth Crothers, Deane & Curry
 Lagan Valley Regional Park Officer
 Landscape Institute NI
 Larne Harbour Commissioners
 Law Centre (NI)
 Liz Fawcett Consulting
 Londonderry Port & Harbour Commissioners
 Lord Chief Justice Office
 Lough Neagh and Lower Bann Management Committees
 LPG Association
 MAG
 Marks and Spencer
 McClelland/Saulter Estate Agents
 Men's Action Network
 Methodist Church in Ireland
 Ministry of Defence HQNI
 Mobile Operators Association
 Mono Consultants Limited
 Mourne Heritage Trust
 Mournes Advisory Council
 National Library of Ireland
 National Trust
 Newtownards Aerodrome
 NIACRO
 NI Agricultural Producers Association
 NI Amenity Council
 NI Association Engineering Employer's Federation
 NI Association of Citizens Advice Bureau
 NI Blood Transfusion Service Agency
 NICARE

NI Chamber of Commerce and Industry
 NI Chamber of Trade
 NIC/ICTU
 NICOD
 NI Council for Ethnic Minorities
 NI Council for Integrated Education
 NI Court Service
 NI District Councils
 NIEA
 NI Economic Council
 NI Education and Library Boards
 NI Electricity Plc
 NI Environment Committee
 NI Environment Link
 NIFHA
 NI Fire & Rescue Service
 NI Government Departments
 NI Health Promotion Agency
 NI Housing Council
 NI Housing Executive
 NI Law Commission
 NILGA
 NI Members of the House of Lords
 NI MPs, MEPs, Political Parties and MLAs
 NIPSA
 NI Publications Resource
 NI Quarry Owners Association
 NI Quarry Products Association
 NI Regional Medical Physics Agency
 NI Residents Coalition
 NI Tourist Board
 NI Water
 NI Women's European Platform
 Northern Builder
 Northern Ireland 2000
 North West Architectural Association
 NTL Cabletel
 O2
 OFCOM
 Office of Attorney General for NI
 Orange
 Ostick and Williams
 Parkgate and District Community Group
 Participation & the Practice of Rights
 Project
 Participation Network NI
 Phoenix Natural Gas Ltd
 Planning Appeals Commission
 Planning Magazine
 Playboard NI Ltd
 POBAL
 Policing Board of Northern Ireland
 Pragma Planning
 Presbyterian Church in Ireland
 PSNI
 Queen's University
 RICS NI
 Robert Turley Associates
 Royal National Institute of Blind People
 Royal Society for the Protection of Birds
 Royal Society of Ulster Architects
 Royal Town Planning Institute
 Royal Town Planning Institute (Irish
 Branch, Northern Section)
 RPS Group PLC
 RTPI Irish Branch (Northern Section)
 Rural Community Network
 Rural Development Council for NI
 Scottish Government
 SOLACE NI
 Southern Waste Management Partnership
 Sport NI
 Statutory Advisory Councils
 Strangford Lough Advisory Council
 Strangford Lough Management Committee
 Sustrans
 The Boyd Partnership
 The Executive Council of the Inn of Court
 of NI
 The General Consumer Council for NI
 The Law Society of Northern Ireland
 The NI Council for Voluntary Action
 The Northern Ireland Ombudsman
 The Utility Regulator NI
 Three
 T-Mobile
 Todd Planning
 Training for Women Network Ltd
 Translink
 Travellers Movement NI
 TSO Bibliographic Department
 Tyrone Brick
 Ulster Angling Federation
 Ulster Architectural Heritage Society
 Ulster Community and Hospitals Trust
 Ulster Farmers' Union
 Ulster Society for the Preservation of the
 Countryside
 Ulster Wildlife Trust
 University of Ulster
 Urban and Rural Planning Associates
 UTV Engineering Information Department
 Vodafone Ltd
 Warrenpoint Harbour Authority
 WDR & RT Taggart
 Wildfowl and Wetland Trust
 Women's Forum NI
 Woodland Trust
 World Wildlife Fund (NI)
 Youth Council for Northern Ireland

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Town Planning Committee

Thursday 6 June 2013



**List of planning applications received by the
Divisional Planning Manager
for the period from 7 May until 27 May**

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**Planning Applications deemed valid
For the Period:-07/05/2013 to 13/05/2013**

Count : 31

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0484/F	Proposed 2 storey extension to front, side and rear of dwelling.	75 Dunmurry Lane Old Forge Dunmurry BT17 9JT.	Full	30/04/2013	30/04/2013	08/05/2013	Mr John Gray 75 Dunmurry Lane Old Forge Dunmurry BT17 9JT	Premier Building Design 1st Floor Unit 3 27 Wallace Avenue Lisburn BT27 4AE
Z/2013/0485/F	Roof conversion including dormer roof to rear of dwelling	16 Rosetta Avenue Ballynafoy Belfast	Full	01/05/2013	01/05/2013	07/05/2013	Mr Shane Hall 13 Rosetta Avenue Ballynafoy Belfast BT07 3HG	Dynan Architecture 147 Sandown Road Belfast BT5 6GX
Z/2013/0494/F	Proposed new private dwelling and garage on development site previously approved under planning application Z/2008/2358RM (renewal of full planning permission)	Site C 33 Nottinghill Malone Road Belfast (previously approved dwelling and garage) BT9	Full	02/05/2013	02/05/2013	08/05/2013	Mount Property Development Limited Studio 33 Mill Lodge 33 Culcavey Road Hillsborough BT26 6JD	McVeigh Brown Architectural Partnership Scott House 20 Mount Charles Botanic Avenue Belfast BT7 1NZ



**Planning Applications deemed valid
For the Period:-07/05/2013 to 13/05/2013**

Count : 31

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0495/F	Erection of single storey extension to rear of dwelling and timber decking.	17 Floral Park Newtownabbey BT36 7RU	Full	02/05/2013	02/05/2013	08/05/2013	S O'Reilly 17 Floral Park Belfast BT36 7RU	MacRae Hanlon Spence 2 Bellsbridge Office Park 100 Ladas Drive Belfast BT6 9FH
Z/2013/0496/DCA	Demolition of existing derelict building - all brickwork to be salvaged for proposed new scheme on site	87 Malone Avenue & 6 Eglantine Place Belfast BT9	Demolition within Conservation Area	02/05/2013	02/05/2013	09/05/2013	PL c/o agent	Total Architecture & Design Ltd 25 University Street Belfast BT7 1FY
Z/2013/0497/F	Demolition of existing building and erection of replacement 2 1/2storey building comprising 7 no. flats	87 Malone Avenue / 6 Eglantine Place Belfast BT9	Full	02/05/2013	02/05/2013	09/05/2013	PL c/o agent	Total Architecture & Design Limited 25 University Street Belfast BT7 1FY
Z/2013/0498/LBC	Alterations to school to comply with Fire Safety Legislation	Blythefield Primary School Blythe Street Belfast BT12 3HX	Listed Building Consent	03/05/2013	03/05/2013	10/05/2013	Stewart Baxter Belfast Education and Library Board 40 Academy Street Belfast BT1 2N	

**Planning Applications deemed valid
For the Period:-07/05/2013 to 13/05/2013**

Count : 31

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0499/F	Change of use of existing unit to veterinary centre	Unit 3 The McCune Building 1/7 Shore Road Belfast BT15 3PG	Full	02/05/2013	02/05/2013	08/05/2013	David Moore 65 Redford Avenue Edinburgh EH13 0BU	
Z/2013/0500/F	Single storey rear extension to provide lounge/WC/ utility and bedroom in roofspace	1 Sawell Hill Belfast BT11 8HD	Full	01/05/2013	01/05/2013	08/05/2013	Perry Malone 1 Sawell Hill Belfast BT11 8HD	
Z/2013/0501/F	Two storey and single storey rear extension with family room utility on ground floor and bedroom on 1st floor	29 Ardgreenan Crescent Belfast BT4 3FP	Full	03/05/2013	03/05/2013	10/05/2013	Emma O'Neill 29 Ardgreenan Crescent Belfast BT4 3FP	
Z/2013/0502/F	Alterations and 2 storey side extension to existing dwelling	24 Hillside Crescent Belfast	Full	03/05/2013	03/05/2013	09/05/2013	S McArdle c/o agent	Warwick Stewart Architects 892 Antrim Road Templepatrick BT39 0AH
Z/2013/0503/F	Rear ground floor extension to existing dwelling for new kitchen	84 Kilcoole Park Belfast BT14 8LB	Full	03/05/2013	03/05/2013	10/05/2013	Brian Martin 84 Kilcoole Park Belfast BT14 8LB	Charles Holmes 4 Milebush Drive Carrickfergus BT38 7QP



**Planning Applications deemed valid
For the Period:-07/05/2013 to 13/05/2013**

Count : 31

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0504/F	The installation of 1no bespoke, white and grey granite memorial bench to the corner of the existing garden by the east gates entrance into existing block paving area	Garden of Remembrance (Cenotaph garden) Belfast City Hall Donegal Square West Belfast BT1 5GS	Full	03/05/2013	03/05/2013	10/05/2013	Belfast City Council Parks and Leisure Adelaide Exchange 24-26 Adelaide Street Belfast BT2 8GD	
Z/2013/0506/F	Change of use of the building from light industrial (class B2) to indoor sports and recreation (no defined use class). The intention is to use the building as an indoor climbing arena.	Unit 1 Apollo Space Centre Apollo Road Belfast BT12 6BF	Full	03/05/2013	03/05/2013	10/05/2013	Boulder World Ltd	Consarc Design Group Ltd 4 Cromac Quay Ormeau Road Belfast BT7 2JD
Z/2013/0507/F	Change of use from off licence to private dwelling to include two storey extension to rear and external alterations.	76 Broom Street Belfast BT13 3DL	Full	03/05/2013	03/05/2013	10/05/2013	Raymond Kelly c/o agent	Affordable Plans Online 22 Dhu Varren Crescent Belfast BT13 3FL

**Planning Applications deemed valid
For the Period:-07/05/2013 to 13/05/2013**

Count : 31

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0508/A	1no 96 sheet freestanding advertising panel	165 to 169 Victoria Street Belfast BT1 4PE	Advertisement	07/05/2013	07/05/2013	10/05/2013	J C Decaux Unit 15 Kilwee Business Park Upper Dunmurry Lane Belfast BT17 0HD	Streams Architectural Design The Courtyard 38 Scotch Quarter Carrickfergus BT38 7DP
Z/2013/0509/A	Proposed external totem sign	Soloist office No1 Lanyon Place Belfast BT1 3LP	Advertisement	07/05/2013	07/05/2013	10/05/2013	Brunswick (8 Lanyon) Limited 32-38 Linenhall Street Belfast	WDR and RT Taggart Laganwood House Newforge Lane Malone Road Belfast BT9 5NX
Z/2013/0510/F	Single storey extension to gable end and roof space conversion	Finaghy Dental Practice 12 Finaghy Road South Belfast BT10 0DR	Full	03/05/2013	03/05/2013	10/05/2013	Joe Scullion c/ o agent	Affordable Plans Online 22 Dhu Varren Crescent Belfast BT13 3FL
Z/2013/0512/F	Change of house type	Site adjacent to 110 Malone Road Malone Lower Belfast BT9 5HQ	Full	07/05/2013	07/05/2013	10/05/2013	D Gormley c/o agent	McGarry-Moon Architects Ltd 9 Fallahogey Road Kilrea BT51 5ST

Planning Applications deemed valid For the Period:-07/05/2013 to 13/05/2013

Count : 31

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0513/F	Proposed change of use from retail to residential dwelling	211 Donegall Road Belfast BT12 5NA	Full	08/05/2013	08/05/2013	10/05/2013	Conor Twibill c/o agent	Little Designs 159 Ardenlee Avenue Belfast BT6 0AE
Z/2013/0515/F	Change of use and new units proposed in conversion of ISO shipping containers into office / retail units and associated site works (plumbing and electrical services as well as toilets, lift and decking area)	To the rear of 213-215 Donegall Avenue Belfast	Full	08/05/2013	08/05/2013	10/05/2013	Chroma Lighting 213-215 Donegall Avenue Belfast	Brill Design 10 English Road Annaghmore Portadown
Z/2013/0516/F	Side kitchen and utility extension and rear living room extension	44 Sydenham Avenue Strandtown Belfast BT2 2DR	Full	08/05/2013	08/05/2013	10/05/2013	Adam and Nuala Smyth 44 Sydenham Avenue Strandtown Belfast BT4 2DR	
Z/2013/0517/F	Proposed extension of 34m ² to allow existing bedsit to become a self contained 1 bedroom flat.	33 Rosetta Park Belfast BT7 0DL	Full	08/05/2013	08/05/2013	10/05/2013	Mark Holmes Roselet (Belfast) Limited 171 University Street Belfast BT7 1HR	



**Planning Applications deemed valid
For the Period:-07/05/2013 to 13/05/2013**

Count : 31

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0518/F	Proposed roofspace conversion with dormer window to rear.	27 Glencolin Heights Belfast BT11 8PB	Full	09/05/2013	09/05/2013	13/05/2013	Mr and Mrs Reilly 27 Glencolin Heights Belfast BT11 8PB	
Z/2013/0521/F	Change of use from vacant unit to cafe	Unit 10 Ormeau Bakery Retail Units Ormeau Road BT7	Full	09/05/2013	09/05/2013	13/05/2013	Brian McKeating	Doherty Architects 6 Kinnaird Street Belfast BT14 6BE
Z/2013/0522/F	Changes to front elevations comprising parapet wall between projecting wings, porch, replacement sliding sash windows and plasterwork.	37a Malone Park Belfast	Full	09/05/2013	09/05/2013	10/05/2013	Joan Rainey 37a Malone Park Belfast	APS Architects Unit T3 CEC Sandholes Road Cookstown BT80 9LU
Z/2013/0523/F	Single and 2 storey rear extensions to dwelling	4 Cyprus Park Belfast	Full	09/05/2013	09/05/2013	13/05/2013	William Fox 4 Cyprus Park BT5	Architectural Design and Planning 48 Kirkliston Park Belfast BT5 6ED
Z/2013/0524/F	Two storey extension to rear	20 Rockville Street Belfast	Full	09/05/2013	09/05/2013	13/05/2013	J Cooke 20 Rockville Street Belfast	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB

**Planning Applications deemed valid
For the Period:-07/05/2013 to 13/05/2013**

Count : 31

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0525/F	2 storey side extension to allow GF toilet and enlarged kitchen with bathroom above. The existing building is to be demolished in its entirety. It is proposed to redevelop the site as an extension to the adjacent Bank Buildings as per development proposals of concurrent planning application.	35 Somerton Road Belfast BT15 3LG	Full	09/05/2013	09/05/2013	13/05/2013	Brigid McAuley 35 Somerton Road Belfast BT15 3LG	Andrew Coyle
Z/2013/0526/DCA	Refurbishment of existing retail premises (Bank Buildings) and extension to include the redevelopment (demolition and new build extension) of adjacent building including all associated site infrastructure works.	29-43 Castle Street Belfast BT1 1GH Lands bound by Royal Avenue Castle Street Bank Street and Bank Square including Primark at Bank Buildings and former Commonwealth House at 29-43 Castle Street Belfast BT1 1GH	Demolition within Conservation Area	09/05/2013	09/05/2013	13/05/2013	Primark Stores PO Box 644 47 Mary Street Dublin Dublin 1	WDR and RT Taggart Laganwood House Newforge Lane Malone Road Belfast BT9 5NX
Z/2013/0527/LBC			Listed Building Consent	09/05/2013	09/05/2013	13/05/2013	Primark Stores PO Box 644 47 Mary Street Dublin Dublin 1	WDR and RT Taggart Laganwood House Newforge Lane Belfast BT9 5NX

**Planning Applications deemed valid
For the Period:-14/05/2013 to 20/05/2013**

Count : 19

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0514/F	5-classbase primary school, sports changing pavilion, and a floodlit 3G sports pitch with perimeter fencing and 9m high ballstop fencing, with ancillary site works and hurling wall.	Land adjacent to 160 Cliftonville Road Belfast	Full	08/05/2013	08/05/2013	17/05/2013	Bunsoil Bheann Mhadagain Wyndham Drive Belfast BT14 6HQ	McAdam Design Unit 1c Montgomery House 478 Castlereagh Road Belfast BT 6Bq
Z/2013/0520/F	Site access and 6no storage containers extending to 94m2	Breitland House Storage Compound Herdman Channel Road Belfast BT3	Full	07/05/2013	07/05/2013	14/05/2013	Northern Ireland Water Engineering Procurement Westland House Old Westland Road Belfast BT14 6TE	WYG 1 Locksley Business Park Montgomery Road Belfast BT6 9UP
Z/2013/0528/F	Extension to side of existing building for the storage of palletes	28 Ballymacarrett Road Belfast BT4 1BT	Full	10/05/2013	10/05/2013	17/05/2013	Blackthorn Foods 28 Ballmacarrett Road Belfast BT4 1BT	

**Planning Applications deemed valid
For the Period:-14/05/2013 to 20/05/2013**

Count : 19

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0529/F	Two storey rear extension to existing living space on ground floor and bedroom above	14 Avonvale Belfast BT4 2WA	Full	10/05/2013	10/05/2013	17/05/2013	Mr D Barnes c/o Agent	JaneSimon Design Apartment 19 17 The Walled Garden Belfast BT4 2WG
Z/2013/0530/F	Refurbishment of existing retail premises and extension to include the redevelopment (demolition and new build extension) of adjacent building including all associated site infrastructure works.	Lands bound by Royal Avenue Castle Street Bank Street and Bank Square including Primark at Bank Buildings and former Commonwealth House at 29-43 Castle Street.	Full	09/05/2013	09/05/2013	14/05/2013	Primark Stores PO Box 644 47 Mary Street Dublin Dublin1	WDR and RT Taggart Laganwood House Newforge Lane Malone Road Belfast BT9 5NX
Z/2013/0533/F	First and second floor extension to form shower rooms WCs and bedrooms	7 Collingwood Avenue Belfast BT7 1QT	Full	13/05/2013	13/05/2013	17/05/2013	James Quigg c/o agent	Ideal Facilities Management 26-30 City Business park Dunmurry Belfast
Z/2013/0535/F	1 storey rear extension to dwelling	76 Sandown Road Belfast BT5 6GU	Full	13/05/2013	13/05/2013	16/05/2013	Joe McKee c/o agent	Fitzgerald and Hannah Architects 555 Lisburn Road BT9 7GQ

**Planning Applications deemed valid
For the Period:-14/05/2013 to 20/05/2013**

Count : 19

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0536/A	External landmark, projecting sign and ATM collars	10-15 Donegall Square North Belfast Northern Ireland BT1 5GB	Advertisement	13/05/2013	13/05/2013	16/05/2013	Lloyds Banking Group Canons House Bristol	Jamie Hay Hillend Industrial Park Dalgety Bay KY11 9HE
Z/2013/0537/F	Proposed container to accommodate Biomass heating system and fuel store. Plus replacement/relocation of existing oil tank.	17-19 Dargan Crescent Belfast BT3 9RP	Full	13/05/2013	13/05/2013	17/05/2013	Pierce Communication s 17-19 Dargan Crescent Belfast BT3 9RP	P S Design 49 Hillsborough Road Carryduff BT8 8HS
Z/2013/0538/F	Change of use of ground floor units from retail to Indian restaurant and take-away	Ground floor units 1-3 Somerset House 236-240 Ormeau Road Ballynafoy Belfast BT7 2FZ	Full	13/05/2013	13/05/2013	17/05/2013	Mitun Ahmed 15 Greenwood Hill Belfast BT18 7FW	Paul McStay Architect 388 Ravenhill Road Belfast BT6 0BA
Z/2013/0539/F	Proposed single storey extension to rear of dwelling	6 Craigmoye Way Donegall Pass Belfast BT7 1PE	Full	14/05/2013	14/05/2013	16/05/2013	Pamela Campbell 6 Craigmoye Way Donegall Pass Belfast BT7 1PE	Architectural Design Partnership 12a Hibernia Street Holywood BT18 9JE
Z/2013/0540/LDE	Surface level car park	55-57 Ormeau Rad Malone Lower Belfast BT7 1DY	LD Certificate Existing	14/05/2013	14/05/2013	16/05/2013	Tanya McKeown and Stephen Deyermund as FRC c/o agent	TSA Planning 29 Linenhall Street Belfast BT2 8AB

Planning Applications deemed valid For the Period:-14/05/2013 to 20/05/2013

Count : 19

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0541/F	Change of use from Class B4 to Class D1a, private fertility clinic with minor elevational changes.	Portside Business Park 189 Airport Road West Belfast BT3 9ED	Full	14/05/2012	14/05/2012	17/05/2013	In-Ovo Fertility Clinics Ltd c/o agent	Povall Worthington 5 Pilots View Heron Road Belfast BT3 9LE
Z/2013/0542/F	2 storey side extension, single storey extension to rear	27 Glendarragh Mews Belfast BT4 2WE	Full	15/05/2013	15/05/2013	17/05/2013	Andrew Markey 27 Glendarragh Mews Belfast BT4 2We	Reality Architects 16 Demesne Park Holywood BT18 9NE
Z/2013/0543/F	2 storey rear extension	45 Rockmount Street Belfast BT12	Full	16/05/2013	16/05/2013	17/05/2013	Jeanette McLaughlin 45 Rockmount Street Belfast BT12	Kevin Fennell Design 2a Dorchester Park Belfast BT9 6RH
Z/2013/0544/F	Single storey extension to rear of dwelling	17 Dunlambert Gardens Belfast	Full	15/05/2013	15/05/2013	17/05/2013	K Norton 17 Dunlambert Gardens Belfast	Paul 40 Mount Merrion Park Belfast BT6 0GB
Z/2013/0545/F	Two storey side extension and single storey front bay to dwelling	17 Mount Eden Park Belfast BT9 6RA	Full	15/05/2013	15/05/2013	17/05/2013	Joseph Moore c/o agent	Mark Kelly 4 Orby Grange Belfast BT5 5PR

**Planning Applications deemed valid
For the Period:-14/05/2013 to 20/05/2013**

Count : 19

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0546/F	Proposed changing pavilion, new 3G all weather pitch, with associated perimeter fencing and floodlighting.	Woodlands Park 151 Finaghy Road North Belfast	Full	16/05/2013	16/05/2013	16/05/2013	Belfast City Council	Gregory Architects 4 Crescent Gardens Belfast
Z/2013/0547/F	Film studio to replace existing shed for use as a teaching space by the School of Creative Arts at Queens University Belfast	Land to the rear of 23 University Square Belfast BT7 1PB	Full	14/05/2013	14/05/2013	17/05/2013	Queens University Estates Queens University Belfast BT7 1NN	Bradley McClure 186 Lisburn Road Belfast

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**Planning Applications deemed valid
For the Period:-21/05/2013 to 27/05/2013**

Count : 18

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0519/LDE	This property has been rented out to students from as far back as August 2008 and quite possibly prior to this also. I have completed this application to request HMO planning for this property which I acquired in July 2012. I am planning to bring this property up to HMO Housing Executive standards by the end of August 2013.	17 Sandhurst Drive Belfast BT9 5AY	LD Certificate Existing	08/05/2013	08/05/2013	22/05/2013	Mark A.S. Little Gowan Brae 166 Ballygowan Road Hillsborough BT26 6EG	Coogan & Co. Architects Ltd Glengall Exchange 3 Glengall Street Belfast BT12 5AB
Z/2013/0532/F	Change of use from retail unit to office	Unit 6, Tivoli Court 140-144 Upper Lisburn Road Belfast	Full	10/05/2013	10/05/2013	21/05/2013	Ken McMurray c/o Agent	

**Planning Applications deemed valid
For the Period:-21/05/2013 to 27/05/2013**

Count : 18

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0548/A	Church name signage	Strand Presbyterian Church 171 Connorsbrook Avenue Belfast BT4	Advertisement	16/05/2013	16/05/2013	22/05/2013	Ian Long 2 Belmont Avenue Belfast BT4 2BL	Kennedy Fitzgerald Architects LLP 3 Eglantine Place Belfast BT9 6EY
Z/2013/0549/F	Proposed single storey extension to rear of dwelling	14 Shaws Road Belfast BT11 9QJ	Full	16/05/2013	16/05/2013	22/05/2013	Anne Churchille- Brennan 14 Shaw's Road Belfast BT11 9QJ	Mullan Chartered Architect 32 Creeslough Park Belfast BT11 9HH
Z/2013/0550/F	Proposed change of use from retail to the preparation and sale of hot food for the consumption on and off the premises.	5 Belmont Road Belfast BT4 2AA	Full	15/05/2013	15/05/2013	22/05/2013	Jerlag Developments Limited c/o TDK Property 85 Victoria Street Belfast BT1 4PB	Wayne Storey Associates 46 Strand Avenue Holywood BT18 9AW
Z/2013/0551/F	Elevation amendments to approved office extension	Rosemont House 21-23 Sydenham Road Belfast BT3 9HA	Full	15/05/2013	15/05/2013	22/05/2013	Lagan Construction c/o agent	WDR and RT Taggart Laganwood House New Forge Lane Malone Road Belfast BT9 5NX

**Planning Applications deemed valid
For the Period:-21/05/2013 to 27/05/2013**

Count : 18

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0552/F	Erection of single storey extension to rear of bungalow	80 Annadale Crescent Belfast BT73DN	Full	17/05/2013	17/05/2013	24/05/2013	Rebecca and Chloe Williams c/o agent	Property Services (Design) 10/16 Hill Street Belfast BT1 2LA
Z/2013/0553/F	Erection of single storey rear extension plus new pitched roof. Internal alterations to and renovation of existing dwelling with first floor extension to rear, single storey extension to side and detached shed / store and new boundary gates.	10 Dunowen Gardens Belfast BT14	Full	17/05/2013	17/05/2013	24/05/2013	Mary Hanna 10 Dunowen Gardens Belfast BT14 6NQ	Kevin Fennell Design 2A Dorchester Park Belfast BT9 6RH
Z/2013/0554/F		20 Knockdene Park Belfast BT5 7AD	Full	17/05/2013	17/05/2013	24/05/2013	Dunlop c/o agent	Des Ewing Residential Architects The Studio 13 Bangor Road Holywood BT18 0NU
Z/2013/0555/F	New roof space conversion with dormer to rear	31 Gibson Park Gardens Belfast BT6 9GN	Full	20/05/2013	20/05/2013	24/05/2013	Keith Oliver 31 Gibson Park Gardens Ballymaconagh y Belfast BT6 9GN	Affordable Plans Online 22 Dhu Varren Crescent Belfast BT13 3FL



**Planning Applications deemed valid
For the Period:-21/05/2013 to 27/05/2013**

Count : 18

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0556/F	Change of use from a visitor's exhibition area to office accommodation on the second floor as per previous application submitted for listed building consent - application ref no Z/2013/0319/LBC	Belfast Castle Antrim Road belfast BT15 5GR	Full	17/05/2013	17/05/2013	24/05/2013	Belfast City Council Property Maintenance Unit Ducruce Complex Duncrue Road Belfast BT3 9BP	Belfast City Council Property Maintenance Unit Ducruce Complex Duncrue Road Belfast BT3 9BP
Z/2013/0557/A	Hoarding and shrouding on scaffolding	Carlton House 1-6 Shaftesbury Square Belfast BT2 7DA	Advertisement	20/05/2013	20/05/2013	24/05/2013	Belfast City Council Belfast City Hall Belfast BT1 5GS	Robert Gilmour Architects 64 Haypark Avenue Belfast BT7 3FE
Z/2013/0559/DCA	Demolition of existing rear extension to allow for its replacement, and demolition of existing external stores	16 Malone Park Belfast BT9 6NH	Demolition within Conservation Area	20/05/2013	20/05/2013	24/05/2013	Marshall 16 Malone Park Belfast BT9 6NH	Robert Gilmour Architects 64 Haypark Avenue Belfast BT7 3FE

**Planning Applications deemed valid
For the Period:-21/05/2013 to 27/05/2013**

Count : 18

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0560/F	Reconfiguration of existing dwelling including the replacement of the existing rear extension with a 2 storey extension and associated works including the demolition of existing external stores.	16 Malone Park Belfast BT9 6NH	Full	20/05/2013	20/05/2013	24/05/2013	Marshall c/o agent	Robert Gilmour Architects 64 Haypark Avenue Belfast BT7 3FE
Z/2013/0561/F	Change of use from toilet block to workshop and continuation of pitched roof	8-30 Barrack Street Belfast BT12 4AH	Full	17/05/2013	17/05/2013	24/05/2013	Westcourt Centre 8-30 Barrack Street Belfast BT12 4AH	Quinn Building Surveying 44 Moss Road Magherafelt BT45 6LJ
Z/2013/0562/A	Erection of vertical cantilevered projecting 'blade signage' displays with external illumination and internally illuminated stainless steel lettering signs	Castlecourt Shopping Centre land east of Millfield south of Smithfield Square North and north of Francis Street BT1 1DD	Advertisem ent	20/05/2013	20/05/2013	24/05/2013	Caraway Belfast General Partner Limited c/o agent	Turley Associates 3 Joy Street Belfast BT2 8LE

**Planning Applications deemed valid
For the Period:-21/05/2013 to 27/05/2013**

Count : 18

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0563/F	Installation of cranked mesh panel fence on existing boundary wall for increased security.	St Peter's Nursery School Servia Street Belfast BT12 4EJ	Full	20/05/2013	20/05/2013	23/05/2013	Belfast Education and Library Board (BELB) 40 Academy Street Belfast BT1 2NQ	
Z/2013/0577/F	Replace a 37m long section of existing 2m high close vertical boarded timber fence with new 3m high close vertical boarded timber fence.	Bunscoil an Tsluibhe Dhuibh 15a Ballymurphy Road Belfast BT12 7JL	Full	21/05/2013	21/05/2013	24/05/2013	Bunscoil An Tsluibhe Dhuibh 15a Ballymurphy Road Belfast BT12 7JL	Central Procurement Directorate Clare House 303 Airport Road West Belfast BT3 9ED

Appeal Decisions Notified

Date From: 08/05/2013 00:00:00 and Date To: 28/05/2013 00:00:00

COUNCIL **Belfast**

ITEM NO	1		
Planning Ref:	Z/2012/0122/LDP	PAC Ref:	2012/LDC013
RESULT OF APPEAL	Appeal Dismissed	Appeal Decision Date	13/05/2013
APPLICANT	Watts		
LOCATION	36 Hawthornden Road Belfast		
PROPOSAL	RT4 3.IW Two storey extension to rear of existing house.		

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Streamlined Planning Applications Decisions Issued

Decision Issued From: 08/05/2013 To: 28/05/2013

Belfast LGD

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/1045/F	Extension to existing single level car park to provide 19 extra spaces to include 2 disabled spaces	72 Newtownards Road Belfast BT4 1AW	08/05/2013	East Belfast Enterprise Park LTD 308 Albertbridge Road Belfast BT5 4GX	The Bridge Studio 6 Kildare Street Strangford BT30 7LJ
Z/2013/0089/A	1no Freestanding Sign	Maplin Electronics Unit 55 Boucher Road Belfast BT12 6HR	08/05/2013	Maplin Electronics Brookfields Way Manvers Wath Upon Dearne S63 5DL	Spencer Signs Ltd 70 Scarborough Street Hull HU3 4TG
Z/2013/0190/F	Erection of kitchen/dining extension to rear of dwelling with 2 storey element for new bedroom	3 Kilhorne Gardens Belfast BT5 6NT	08/05/2013	Robert Paul 87 Carricknakielt Gardens Maghera BT45 8QG	
Z/2013/0250/F	Erection of single storey extension to the existing building to provide 3no WCs	Edgecumbe Training and Resource Centre 8-10 Edgumbe Gardens Belfast BT4 2EG	08/05/2013	Belfast Health and Social care Trust Belfast City Hospital- Estates Dept 51 Lisburn Road BT9 7AB	Isherwood and Ellis Architects 15 Malone Road Belfast BT9 6RT

Streamlined Planning Applications Decisions Issued

Decision Issued From: 08/05/2013 To: 28/05/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0320/F	Single storey extension to rear of existing two storey house	5 Kimona Drive Belfast BT4 1LQ	08/05/2013	J Lindsay c/o NIHE 5 Kimona Drive Belfast BT4 1LQ	NIHE Property Services (Design) 10/16 Hill Street Belfast BT1 2LA
Z/2012/0988/F	Retrospective erection of single storey extension for kitchen and 2 no roof lights .	24 Ladas Drive Belfast BT6 9FS	09/05/2013	Fergus Robb 24 Ladas Drive Belfast BT6 9FS	
Z/2013/0019/A	Shop signs, display signage, canopy signage, totem sign and entrance/exit signage	Spar petrol filling station 211 Knock Road Belfast BT5 6QE	09/05/2013	Henderson Group Properties Ltd 9-11 Hightown Avenue Mallusk BT36 4RT	Whittaker and Watt Architects 379 Antrim Road Newtownabey BT36 5EB
Z/2013/0098/F	Single-storey extension to side of dwelling	12 Chichester Park North Belfast BT15 5DR	09/05/2013	Sharon Courtney 12 Chichester Park North Belfast BT15 5DR	Architectural Design Partnership 12a Hibernia street Holywood BT18 9JE
Z/2013/0135/F	Installation of 4.0m high security fence with associated combined vehicular/pedestrian access gate.	1a Mica Street Belfast BT12 7BQ	09/05/2013	Belfast Health And Social Care Trust Trust HQ A Floor Belfast City Hospital Belfast BT9 7AB	Hall Black Douglas Architects 52 Albertbridge Road Belfast BT5 4GS

Streamlined Planning Applications Decisions Issued

Decision Issued From: 08/05/2013 To: 28/05/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0158/A	3 Box signs	Equality House Shaftesbury Square Belfast BT2 7DP	09/05/2013	Aramark Ireland Hamilton Building 14 Claredon Road Belfast BT1 3BG	Like Architects 34 Bedford Street Belfast BT2 7FF
Z/2012/0173/F	Conversion, adaptation and extension of existing buildings for use as a single dwelling and ancillary garage/leisure suite (Amended Scheme).	250m North of 31 Upper Hightown Road Belfast BT14 8RR	10/05/2013	Tommy Bates c/o agent	Park Design Associates Parkmore House Parkmore Heights Ballymena BT43 5DB
Z/2012/0194/F	Demolition of 5no rear returns attached to existing offices. Reinstatement of 4no returns with glass infill details and revised treatment to reinstate dormer windows, low walls/railings at front of building	76-84 University Street Belfast BT7 1HE	10/05/2013	NI Association for Mental Health 80 University Street Belfast BT7 1HE	Madill Design Consultants 80 Purdysburn Hill Belfast BT8 8JZ
Z/2013/0035/F	Single storey flat roof extension to rear of property	7 Orpen Road Belfast BT10 0BP	10/05/2013	Sidney Brannigan 7 Orpen Road Belfast BT10 0BP	SC Developments 6 Grange Road Downpatrick BT30 7DB

Streamlined Planning Applications Decisions Issued

Decision Issued From: 08/05/2013 To: 28/05/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0066/F	Erection of inspection platform facility to enable inspection of shipping containers.	Coastal House 17 Herdman Channel Road Belfast Harbour Estate Belfast BT3 9AL	10/05/2013	Emma Murphy Room 117a Dundonald House Upper Newtownards Road Belfast BT4 3SB	Properties Division, ASU Causeway Exchange 1-7 Bedford Street Belfast BT2 7EG
Z/2013/0091/A	Wall mounted advertising panel (6.54m x 3.52m)	Magnet House 81-93 York Street Town parks Belfast BT15 1SS	10/05/2013	JC Decaux Unit 15 Kilwee Business Park Upper Dunmurry lane Belfast BT17 0HD	Streams Architectural Design The Courtyard 38 Scotch Quarter Carrickfergus BT38 7DP
Z/2013/0216/F	Single-storey extension to rear of dwelling.	58 Shaws Road Belfast BT11 9QJ	10/05/2013	Mr L Broderick	C J Foster Architecture Ltd 30 Main Benbra Road Whitehead BT38 9JT
Z/2013/0227/F	Single-storey extension to rear of dwelling for disabled use.	26 Bingham Drive Belfast BT11 8JA	10/05/2013	Geraldine McCormick 26 Bingham Drive Belfast BT11 8JA	Henry Morgan 583 Donegall Road Belfast BT12 6DX

Streamlined Planning Applications Decisions Issued

Decision Issued From: 08/05/2013 To: 28/05/2013

Reference Number	Proposal	Location	Date Decision Issued	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	10/05/2013	Murdock Builders Merchants	Lisney Surveyors Belfast 1st Floor Montgomery House 29-33 Montgomery Street Belfast BT1 4NX
Z/2013/0342/F	Single-storey extension to rear of dwelling for disabled use.	28 Horn Walk Belfast BT11 9NG	10/05/2013	Mrs M Knox 28 Horn Walk Belfast BT11 9NG	Plan-It Building Designs 6 Woodville Gate Lurgan BT66 6SR
Z/2012/0064/F	Provision of a multiuse sports area (MUSA) with floodlighting and ball stop fencing including new access to site	Open space between sheltered housing and fire station Westland Road Belfast BT14 6TB and BT15 5EY	13/05/2013	Groundwork Northern Ireland 63-75 Duncairn Gardens Belfast BT15 2GB	
Z/2012/1351/F	Extension of existing bingo hall/ amusement arcade into an adjacent unit	577 Falls Road Belfast BT11 9AB	13/05/2013	Westway Bingo Ltd 577-591 Falls Road Belfast BT11 9AB	Paddy Byrne Architects 108 Appleton park Belfast BT11 9JF
Z/2012/1362/F	Retrospective application for garage conversion into gym	182 Malone Road Drumbridge Manor Belfast	13/05/2013	P Hunt c/o agent	Alan Bennett Architects 2 St Judes Avenue Belfast BT7 2GZ

Streamlined Planning Applications Decisions Issued

Decision Issued From: 08/05/2013 To: 28/05/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/1412/F	Erection of 2m high wooden fence and timber vehicle gates to boundary on Malone Park	15 Malone Park Belfast BT9 6NJ	13/05/2013	P J Kinney 15 Malone Park Belfast BT9 6NJ	
Z/2013/0082/F	Retrospective demolition of guest house with retention of front facade. Erection of 5 no. flats (non HMO) with 3 storey rear return and 2 storey detached store at rear (retrospective). Retention of amended proposal following previous approval Z/2007/1618/F.	17 Eglantine Avenue Belfast BT9 6DW	13/05/2013	Mr John McClellan 82 Kilmascally Road Ardboe Dungannon	Smyth Architects 27 Claremont Street Belfast BT9 6AP
Z/2013/0083/DCA	Retrospective demolition of guesthouse with retention of front facade.	17 Eglantine Avenue Belfast BT9 6DW	13/05/2013	Mr John McClellan 82 Kilmascally Road Ardboe Dungannon Co Tyrone	Smyth Architects 27 Claremont Street Belfast BT9 6AP
Z/2013/0246/F	Proposed flat to pitched roof conversion to existing kitchen to rear of dwelling	35 Eia Street Belfast BT14 6BT	13/05/2013	Marguerite McCallen 35 Eia Street Belfast BT14 6BT	Architectural Design Partnership 12a Hibernia Street Holywood BT18 9JE
Z/2013/0312/F	Single storey extension to rear and new window to side elevation of dwelling.	3 Shanlieve Park Belfast BT14 8JE	13/05/2013	P Floyd c/o agent	Roert Bryson 18 Gransha Park Belfast BT11 8AU

Streamlined Planning Applications Decisions Issued

Decision Issued From: 08/05/2013 To: 28/05/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0364/F	Proposed single storey extension to rear of dwelling	2 Creeslough Gardens Belfast BT11 9HL	13/05/2013	Elizabeth Millen 2 Creeslough Gardens Belfast BT11 9HL	Architectural Design Partnership 12a Hibernia Street Holywood BT18 9JE
Z/2013/0068/F	Dormer window to rear of dwelling and external alterations.	22 Parkmount Gardens Belfast Low Wood BT15 4GP	14/05/2013	Miss Angela Crawford 22 Parkmount Gardens Low Wood Belfast BT15 4GP	David Smyth Architectural Services 131 Alderley Place Newtownabbey BT36 7SJ
Z/2013/0156/F	Erection of porch to front of dwelling	56 Parkmount Terrace Belfast BT15	14/05/2013	M Acheson 56 Parkmont Terrace Belfast BT15	Peter J Morgan 17 Glengoland Crescent Belfast BT17 0JG
Z/2013/0184/F	Change of use from retail to hot food takeaway	34 York Road Belfast BT15 3HE	14/05/2013	Castleton Estates Limited 39 Ravenhill Park Belfast BT6 0DG	Colin Harvey Design 62 North Road Belfast BT5 5NJ

Streamlined Planning Applications Decisions Issued

Decision Issued From: 08/05/2013 To: 28/05/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0215/F	Upgrade to existing park boundary fence within Marrowbone Millennium Park	Marrowbone Millennium Park (formerly known as Oldpark Playing Fields) Oldpark Road Belfast BT14 6QS	14/05/2013	Belfast City Council Park & Leisure Department 4-10 Linenhall Street Belfast BT2 8BP	Belfast City Council Property Maintenance Unit Duncrue Complex Duncrue Road Belfast BT3 9BP
Z/2012/0927/A	Illuminated shop front sign	Health and Social Care Board 12/22 Linenhall Street Belfast BT2 8BS	15/05/2013	Health And Social Care Board 12-22 Linenhall Street Belfast BT2 8BS	
Z/2012/1369/F	Public realm improvements to include re-surfacing, wall removal, soft landscaping & bespoke sculpture	Lands adjacent to No.34 Avoca Street and Alloa Street Playground Belfast	15/05/2013	Department of Social Development Belfast Regeneration Office 2-4 Cromac Avenue Gasworks Belfast BT7 2JA	URS Beechill Road Belfast BT8 7RP
Z/2012/1418/F	Replacement of existing modular classroom with new modular classroom with toilet provision	Holy Cross Boys Primary School Brookfield Street Belfast BT14 7EX	15/05/2013	Holy Cross Boys Primary School Brookfield Street Belfast BT14 7EX	Belfast Education and Library Board 40 Academy Street Belfast BT1 2NQ

Streamlined Planning Applications Decisions Issued

Decision Issued From: 08/05/2013 To: 28/05/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0150/F	Change of use from retail unit to coffee shop serving hot food including extraction vent and flue to side elevation.	423 Lisburn Road Belfast BT9 7EW	15/05/2013	D C Beladi 34 Upper Malone Park Belfast BT9 6PP	
Z/2013/0170/F	External alterations to the facade of the building consisting of new cladding with fascia panel, and existing windows retained with PPC frames (Amended description).	61 Boucher Road Belfast	15/05/2013	Oasis Retail services c/o agent	Urban and Rural Planning Associates 58 Howard Street Belfast BT1 6PJ
Z/2012/1110/F	Change of use from a commercial/retail unit to a restaurant and an external flue	54 Hill Street Belfast BT1 2LB	16/05/2013	c/o agent	Neil Mathews Architects 5 Weavers Court Business Park Belfast BT12 2GH
Z/2012/1324/F	Amendment to house types A, B, D, E and layout alterations to those approved under Z/2011/0381/F	80-84 Glen Road Belfast	16/05/2013	Broomhill Land Securities Ltd	Coogan & CO Architects Ltd Glengall Exchange 3 Glengall Street Belfast BT12 5AB
Z/2013/0323/F	Solar panel installation to supply power to signage that was the subject of application Z/2010/0887/A. 5 no. solar panels, each 1250x670mm in a linear arrangement, facing south, 1300mm high	Grove Wellbeing Centre York Road Belfast BT15 3HF	16/05/2013	Carmel Maguire, Belfast Trust Knockbracken Healthcare Park Saintfield Road Belfast BT8 8BH	Kennedy Fitzgerald Architects 3 Eglantine Place Belfast BT9 6EY



Streamlined Planning Applications Decisions Issued

Decision Issued From: 08/05/2013 To: 28/05/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/1250/F	Provision of children's play facilities within the grounds of the existing community centre. Landscaping and provision of a ramp to facilitate disabled access to the building.	Mount Vernon Community House 166-180 Mount Vernon Park Belfast BT15 4BJ	17/05/2013	Mount Vernon Community Development Mount Vernon Community House 166-180 Mount Vernon Park Belfast BT15 4BJ	URS Beechill House Beechill Road Belfast BT8 7RP
Z/2011/0673/A	Internally illuminated flush perspex shop sign	Speedline Service Station 45 Kennedy Way Belfast BT11 9AP	21/05/2013	Jesro (Services) Ltd 27 Benmadigan Park South Belfast BT367PX	Macrae Hanlon Spence Architects 2 Bellsbridge Office Park 100 Ladas Drive Belfast BT69FH
Z/2011/0674/F	Replacement petrol filling station shop	Speedline Service Station 45 Kennedy Way Belfast BT11 9AP	21/05/2013	Jesroe (services) Ltd 27 Ben Madigan Park South Belfast BT367BX	Macrae Hanlon Spence Architects 2 Bellsbridge Office Park 100 Ladas Drive Belfast BT6 9FH
Z/2012/1141/F	Replacement fencing	Colaiste Feirste Ionad Spoirt (Beechmount Leisure Centre) Ard na bhFea (Falls Road) Belfast BT12 7YP	21/05/2013	Trustees of Colaiste Feirste Beechmount House Beechview Park Belfast BT12 7PY	Doherty Architects 6 Kinnaird Street Belfast BT14 6BE

Streamlined Planning Applications Decisions Issued

Decision Issued From: 08/05/2013 To: 28/05/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0274/F	Single storey extension to rear	90 North Circular Road Belfast	21/05/2013	Sean Maguire 90 North Circular Road Belfast BT14 6TN	
Z/2013/0141/A	3 no shop signs 1 no illuminated	Unit 3 Duncrue Industrial Estate Duncrue Crescent Belfast BT3 9BN	23/05/2013	Yesss Electrical Mount Business Centre 2 Woodstock link Belfast BT6 8DD	3D Interior 322a Ormeau Road Belfast
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	23/05/2013	William and Lorna Young 16 Cyprus Park Ballyhackamore Belfast BT5 6EA	Studio Lowry Architecture 1A Kilbright Road Ballywalter Newtownards BT22 2LJ
Z/2013/0387/F	Single storey extension to side and rear.	539 Oldpark Road Belfast BT14 6QW	23/05/2013	Brendan Madden 539 Oldpark Road Belfast BT14 6QW	Mullan Architects 32 Creelough Park Belfast BT11 9HH
Z/2013/0380/F	Single storey extension to rear of existing dwelling including new window to side elevation	44 Gransha Park Belfast BT11 8AU	24/05/2013	Mr T Hilland	Robert Bryson 18 Gransha Park Belfast BT11 8AU

Streamlined Planning Applications Decisions Issued

Decision Issued From: 08/05/2013 To: 28/05/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0263/F	Erection of single storey rear extension	10 Haypark Avenue Belfast BT7 3FD	28/05/2013	Stephen Holly c/o Agent	Robert Gilmour Architects 86 Stranmillis Road Belfast BT9 5AD
Z/2013/0278/F	Change of use from office premises to residential dwelling	80 Bloomfield Avenue Belfast BT5 6PH	28/05/2013	Mrs L Doherty	Jam Architects 35 Ravensdene Park Belfast BT6 0DA
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	28/05/2013	Mr & Mrs A McAllister 69 Maryville Park Malone Lower Belfast BT9 6LQ	M F O'Hare & Associates 1 Balmoral Drive Belfast BT9 6PD

**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/2009/1309/O

Applicant Odyssey Millennium Limited C/o **Agent**
Turley Associates Turley Associates Hamilton House
Joy Street
Belfast
BT2 8LE

Location Queen's Quay (lands between M3 and Odyssey Building), Belfast

Proposal Mixed-use development including a maximum of 798 residential units (up to 73,420 sqm) with associated amenity space, two hotels (up to 22,438 sqm), offices (up to 4,370 sqm), retail and retail services (up to 905 sqm), leisure facilities (up to 1303 sqm), community and cultural uses (up to 1,570 sqm), cafes/bars/restaurants (up to 2,824 sqm), public open space, multi-storey car parking (up to 55,612 sqm) and associated works including related infrastructure improvements (additional environmental information received)

Council Deferred items still under consideration
Area :- Belfast

3

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.

4

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.

5

Application Ref Z/2011/1362/F

Applicant West Belfast Sports and Social Club

Agent David Smyth 131 Alderley Place
Mallusk
Newtownabbey
BT36 7SJ

c/o John Hughes
370 Falls Road
Belfast
BT12 6DG

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)



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

6

Application Ref Z/2011/1404/F

Applicant Wastebeater Blackstaff Road
Kennedy Way Industrial Estate
Belfast
BT11 9DT

Agent RPS Elmwood House
74 Boucher Road
Belfast
BT12 6RZ

Location Wastebeater Offices
Blackstaff Road
Kennedy Way Industrial Estate
Belfast
BT11 9DT

Proposal Waste transfer station for non-hazardous waste (portal frame building, weighbridge, offices and concrete hardstanding for access and parking).

- 1 The development is contrary to Planning Policy Statement 1 (PPS1) General Principles in that the proposal, if permitted, would cause demonstrable harm to interests of acknowledged importance in that it would be incompatible with the existing industry and businesses operating in the vicinity of the site.
- 2 The development is contrary to Policy PED 8 of Planning Policy Statement 4 (PPS 4) Planning and Economic Development in that the proposal, if permitted, would be incompatible with the existing and approved uses and would prejudice their future operation.
- 3 The development is contrary to Policy WM 1 of Planning Policy Statement 11 (PPS11) Planning and Waste Management in that the development, if permitted, would be incompatible with the adjacent land uses.

7

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

8

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



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

9

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.

10

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.

11

Application Ref Z/2012/1184/F**Applicant** NISLEC Partnership 2 Alexander
Road
Belfast
BT6 9HH**Agent**Amey Built Environment 3rd Floor
Lesley Bld
61 Fountain Street
Belfast
BT 5EX**Location** Block A
22 Heron Road
Sydenham Business Park
Belfast
BT3 9LE**Proposal** Conversion of light industrial unit to safety awareness centre with associated office and conference centre

- 1 The proposed development is contrary to PPS 1 'General Principles' and DCAN 12 (2nd Edition) 'Planning Controls for Hazardous Substances' due to its proximity to a Major Hazard Installation (COMAH); and if permitted the development would result in an unacceptable increased risk to public safety in terms of the prospective users of the development.



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

15

Application Ref Z/2013/0034/F**Applicant** Mr P Creagh**Agent**
 Arta Architects The Mews Studio
 44 Upper Dunmurry Lane
 Belfast
 BT17 0AB

Location 74a Lansdowne Road
 Belfast
 BT15 4AA
Proposal Proposed new detached dwelling with incurtilage parking and associated landscaping.

- 1 The proposal is contrary to PPS1: General Principles and PPS7: Quality Residential Environments Policy QD1 (a) and (h) in that it would not create a quality environment in this established residential area. The proposal, if approved would represent overdevelopment of the site that fails to respect the surrounding context in terms of layout and offers a poor quality of environment for future residents and residents of No 74 Lansdowne Road.

16

Application Ref Z/2013/0122/F
Applicant Edward Lavery 6 Shrewsbury
 Gardens
 Belfast
 BT9 6PJ
Agent
 Mullan Architects 32 Creeslough
 Park
 Belfast
 BT11 9HH

Location 6 Shrewsbury Gardens
 Belfast
 BT9 6PJ
Proposal Erection of 2 storey extension to rear of dwelling with additional storey above garage to side elevation

- 1 The proposal is contrary to policy BH12 of PPS 6 - Planning, Archaeology and the Built Heritage and would, if permitted, harm the character and appearance of the Malone Conservation Area through its inappropriate scale, form and design and would set a precedent for further such inappropriate development in the locality.



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

Council Belfast**Date 06/06/2013**

ITEM NO	D1			
APPLIC NO	Z/2010/1648/F	Full	DATE VALID	07/12/2010
DOE OPINION	APPROVAL			
APPLICANT	Mr Cilve Jones 18 Holland Park Belfast BT5 6HB		AGENT	Ian Gibson Architect 80 Comber Road Killinchy BT23 6PF 02897543263
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)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	11	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

[Deferred by Councillor McNamee 21.3.13]



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

ITEM NO	D2			
APPLIC NO	Z/2011/0476/F	Full	DATE VALID	08/04/2011
DOE OPINION	APPROVAL			
APPLICANT	Mooney Hotel Group c/o G M Design Associates		AGENT	G M Design Associates 22 Lodge Road Coleraine BT52 1NB 028 70351638
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)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	35	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

[Deferred by Councillor Curran 21.3.13]



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

ITEM NO	D3			
APPLIC NO	Z/2012/0426/F	Full	DATE VALID	12/04/2012
DOE OPINION	REFUSAL			
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)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	12	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 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.

[Deferred by Alderman Robinson 7.2.13]



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

ITEM NO	D4			
APPLIC NO	Z/2012/0669/O	Outline	DATE VALID	01/06/2012
DOE OPINION	REFUSAL			
APPLICANT	Kennedy c/o agent		AGENT	Sutherland Architects Ltd 10 Clever Park Malone Road Belfast BT9 5HX 02890202010
LOCATION	Land adjacent to 36 Strandburn Park Belfast			
PROPOSAL	Erection of new 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 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 and with adequate amenity space. The proposal would result in development forward of the building line, which is out of character with the surrounding townscape in terms of built form and urban grain, which would cause unacceptable damage to local character.

[Deferred by Alderman Patterson 13.12.12]



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

ITEM NO	D5			
APPLIC NO	Z/2012/1318/F	Full	DATE VALID	26/11/2012
DOE OPINION	REFUSAL			
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 9073 0164
LOCATION	41 Sydenham Avenue Belfast BT4 2DJ			
PROPOSAL	Erection of two storey porch/bedroom front extension, and single storey front extension			
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, 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.

[Deferred by Alderman Patterson and Councillors Hussey and McNamee 7.2.13]

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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 06/06/2013**

ITEM NO	1			
APPLIC NO	Z/2012/0440/F	Full	DATE VALID	17/04/2012
DOE OPINION	APPROVAL			
APPLICANT	Mr and Mrs M Kerr 39 Myrtlefield Park Belfast BT9 6NF		AGENT	Clem McKee 140 Comber Road Dundonald BT16 2BP 028 9048 9185
LOCATION	39 Myrtlefield Park Belfast BT9 6NF			
PROPOSAL	Erection of 2 storey rear extension and attached garage and 1st floor rear extension over living room.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	2			
APPLIC NO	Z/2012/0562/F	Full	DATE VALID	14/05/2012
DOE OPINION	REFUSAL			
APPLICANT	Anthology N I Ltd 8-14 Union Street Belfast BT1 2JF		AGENT	McGonigle McGrath Architects 474a Ravenhill Road Belfast BT6 0BW 02890640080
LOCATION	Union Street Bar 12-14 Union Street Belfast BT1 2JF			
PROPOSAL	Creation of first floor projecting balcony (on Union Street elevation) as a smoking areato incorporate canvas awnings.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposed development is contrary to Planning Policy Statement 1: 'General Principles' in that it is of an inappropriate design that is incompatible to its context and its host building. The proposal would also, if permitted, be detrimental to the amenity of residents in nearby properties by way of overlooking and potential noise disturbance.



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ITEM NO	3			
APPLIC NO	Z/2012/0912/F	Full	DATE VALID	01/08/2012
DOE OPINION	APPROVAL			
APPLICANT	John Kelly 21 Ashgrove Park Belfast BT14 6NE		AGENT	Mr John McMahon 1 Balmoral Avenue Belfast BT9 6NN 028 9020 1155
LOCATION	Land to the rear of Mountview Street Belfast BT14			
PROPOSAL	Detached single storey vehicle repair workshop			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	4			
APPLIC NO	Z/2012/0954/HSC	HS Consent	DATE VALID	14/08/2012
DOE OPINION	CONSENT			
APPLICANT	Charles Tennant and Co (NI) Ltd 8 Herdman Channel Road Belfast BT3 9LG		AGENT	Quadra Ltd 14-16 Shore Road Holywood BT18 9HX 028 9042 3222
LOCATION	8 Herdman Channel Road Belfast BT3 9LG			
PROPOSAL	Application for hazardous substance consent without compliance with Condition No. 01 of Z/2010/0084/HSC to store 5,000 tonnes of Schedule 3, Part A, Entry 2 of The Planning (Hazardous Substances) Regulations (NI) 1993 as amended by The Planning (Control of Major-Accident Hazards) Regulations (NI) 2009			
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	5			
APPLIC NO	Z/2012/1301/F	Full	DATE VALID	20/11/2012
DOE OPINION	REFUSAL			
APPLICANT	Clear Channel NI Unit 2 'Ashbank' Channel Commercial Park Queen's Road Belfast BT3 9DT		AGENT	
				NA
LOCATION	Queen Street Outside 21 Belfast BT1 6EA			
PROPOSAL	Relocation of bus shelter			
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 BH11 of Planning Policy Statement 6: Planning Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of the listed building under Article 42 of the Planning (NI) Order 1991 by reason of the nature of the proposed development.
- 2 The proposal is contrary to Policy BH 12 of the Departments Planning Policy Statement 6: Planning. Archaeology and the Built Heritage in that the site is within Belfast City Centre Conservation Area and the proposed bus Shelter would, if permitted, detract from the architectural style of the listed building and the character and appearance of the Conservation Area through location and design.



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ITEM NO	6			
APPLIC NO	Z/2012/1356/F	Full	DATE VALID	04/12/2012
DOE OPINION	APPROVAL			
APPLICANT	Ashton Centre Development Ltd 5 Churchill Street Belfast BT15 2BP		AGENT	Donnelly O'Neill Architects Ltd Unit 2 Conway Mill 5-7 Conway Street Belfast BT13 2DE 028 9024 8144
LOCATION	Vacant site at Henry Place Belfast			
PROPOSAL	Erection of three storey building comprising of 2 No. ground floor business units and 11 No. offices and 1 No. training room on upper floors. The complex also has a childrens daycare centre over three storeys.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



DEPARTMENT OF ENVIRONMENT
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ITEM NO	7			
APPLIC NO	Z/2012/1428/DCA	Demolition w	DATE VALID	21/12/2012
DOE OPINION	REFUSAL			
APPLICANT	Queen's University Belfast Estates Department Level 5 Adminiatration Building Belfast BT7 1NN	AGENT	Fleming Mountstephen Planning The Gasworks 5 Cromac Avenue Belfast BT7 2JA 028 9044 7613	
LOCATION	55-63 University Street 101 -111 Botanic Avenue and Queen's University Garage University Square Mews Belfast BT7			
PROPOSAL	Demolition of 55-63 University Street and Queen's University garage with facade retention of 63 University Street, demolition of 101-11 Botanic Avenue with facade retention of 101-111 Botanic Avenue (to enable development of 12 HMO townhouses and 3 apartments to provide purpose built student accommodation with associated operational development)			
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 BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the buildings makes a material contribution to the character and appearance of the Queens Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition.



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ITEM NO	8			
APPLIC NO	Z/2013/0012/F	Full	DATE VALID	21/12/2012
DOE OPINION	REFUSAL			
APPLICANT	Queen's University Belfast Estates Department Level 5 Admin Building Belfast BT7 1NN		AGENT	Fleming Mountstephen Planning The Gasworks 5 Cromac Avenue Belfast BT7 2JA 028 9044 7613
LOCATION	55-63 University Street 101-111 Botanic Avenue and Queen's University garage University Square Mews Belfast BT7			
PROPOSAL	Demolition of 55-63 University Street and Queen's University garage at University Square Mews with facade. Retention of 63 University Street, demolition of 101-111 Botanic Avenue with facade. Retention of 101-111 Botanic Avenue and development of 12 HMO townhouses (7 with five study bedrooms and 5 with six study bedrooms) and 3 apartments (each with two study bedrooms) to provide purpose built student accommodation with associated operational development.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
1	The proposal is contrary to Policy HMO 1 of the HMO Subject Plan for Belfast City Council Area 2015 in that it would if permitted exceed the 30% limit for HMO's within the Mountcharles HMO policy area (Designation HMO 2/16).			
2	The proposal is contrary to Policy HMO 6 of the HMO Subject Plan for Belfast City Council Area 2015 in that it would if permitted exceed the 4 bedroom limit for HMO's within the designated area.			
3	The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that it would, if permitted, result in harm the character and appearance of the Queens Conservation Area through inappropriate design and detailing and would fail to protect important views into the Conservation Area.			
4	The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and the 2nd Addendum: Safeguarding the character of established residential areas in that in would, if permitted, result in poor outlook for prospective residents.			



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ITEM NO	9			
APPLIC NO	Z/2013/0067/A	Advertiseme	DATE VALID	21/01/2013
DOE OPINION	REFUSAL			
APPLICANT	John Pollins 2 Malone Road Belfast BT9 5BN	AGENT	Johnston Houston 2-12 Montgomery Street Belfast BT1 4NX 028 9033 0133	
LOCATION	2 Malone Road Belfast BT9 5BN			
PROPOSAL	Restaurant signage fixed to walls and fencing			
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 BH 13, The Control of Advertisements in a Conservation Area, of Planning Policy Statement 6 Planning, Archaeology and the Built Heritage, and Policy AD 1, Amenity and Public Safety, of Planning Policy Statement 17 Control of Outdoor Advertisement in that the proposal if permitted, would harm the visual amenity, character and appearance of the conservation area due to its inappropriate scale and design.



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ITEM NO	10			
APPLIC NO	Z/2013/0101/F	Full	DATE VALID	31/01/2013
DOE OPINION	APPROVAL			
APPLICANT	Mr A Dunne c/o Agent		AGENT	Mr Marcus Bingham 9 Tullyquilly Road Rathfriland BT34 5LR 028 4063 8842
LOCATION	64 Greystown Avenue Belfast BT9 6UJ			
PROPOSAL	Erection of a two storey extension to side and rear and single storey extension to the rear of dwelling and garage (amended description and plans received)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	11			
APPLIC NO	Z/2013/0139/F	Full	DATE VALID	06/02/2013
DOE OPINION	REFUSAL			
APPLICANT	Qiu Xia Xu 9 Emerald Street Belfast BT6 8BL		AGENT	
				NA
LOCATION	58 Stranmillis Road Belfast BT9 5AD			
PROPOSAL	Hot food takaway unit for the preparation and sale of fresh food to be consumed off the premises			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	25	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Departments' Planning Policy Statement 5: Retailing and Town Centres and associated Development Guidance Note 5A: Control of Restaurants and Cafe's - Stranmillis Road in that it would, if permitted, result in a proliferation of such uses in the locality, thereby bringing about a detrimental change in the character and amenity of the area; and would undermine (cumulatively with other non-retail uses) the vitality and viability of the Stranmillis local centre.
- 2 The proposed change of use to a hot food takeaway would, if permitted, be harmful to the living conditions of existing residents through odours, noise, nuisance, and general disturbance resulting in a loss of residential amenity.
- 3 The proposal is contrary to AMP 7 of PPS 3 (Car Parking and Servicing Arrangements) in that the applicant has failed to demonstrate an acceptable arrangement for safely accommodating the parking of vehicles that would be attracted to the site.



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ITEM NO	12			
APPLIC NO	Z/2013/0153/F	Full	DATE VALID	11/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Paul McGurk 2 St James Avenue Belfast BT12 6DU		AGENT	Blackstaff Architects 2 College House Citylink Durham Street Belfast BT12 4HQ 02890246260
LOCATION	2 St James Avenue Belfast BT12 6DU			
PROPOSAL	Erection of 2 storey rear extension			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	13			
APPLIC NO	Z/2013/0161/F	Full	DATE VALID	11/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Everywhere Everything & H3G Ltd Hatfield Business Park Hatfield Hertfordshire AL109BW		AGENT	Harlequin Group 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 028 9082 3660
LOCATION	Existing Telecoms site on traffic island opposite 3-5 Dalton Street Ballymacarret Belfast Co. DOWn BT5 4BA			
PROPOSAL	Existing 3No. single band antennas (H1302xW155xD69mm) to be removed and replaced with 3No. DBDP antennas (H1942xW364xD152mm), installation of 1No. equipment cabinet & ancillary equipment inc MHAs & cable management			
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	14			
APPLIC NO	Z/2013/0163/F	Full	DATE VALID	11/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Everything Everywhere & H3G Ltd Hatfield Business Park Hatfield Hertfordshire AI10 9BW		AGENT	Harlequin Group 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 028 9082 3660
LOCATION	Existing telecoms site on rooftop of telephone house- BT central exchange 45-71 May Street Belfast Co. Antrim BT1 4NB			
PROPOSAL	Existing 3No. plane polar antennas (H1302xW155xD69mm) to be removed and replaced with 3No. DBDP antenna (H1942xW364xD152mm), installation of 1No. equipment cabinet (H1600xW600xD480mm) 7 ancillary equipment inc MHAs & cable management			
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/2013/0167/F	Full	DATE VALID	11/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Everthing Everywhere & 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 telecommunications site to the side of 3 Chlorine Gardens Lower Malone Road Belfast Co. Antrim BT9 5DJ			
PROPOSAL	Existing 1No. single band TRI Sector antenna (L1709xDia168mm) to be removed and replaced with 1No. DBDP TRI Sector antenna (L1882xDia201mm) within replica flagpole, existing 2No. equipment cabinets and meter pillar to be replaced by 3No. equipment cabinets and ancillary equipment inc. MHAs and cable management.			
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/2013/0174/F	Full	DATE VALID	08/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Argento Ltd c/o agent		AGENT	C J Foster Architecture Ltd 30 Main Bentra Road Whitehead BT38 9JT 07921003890
LOCATION	477 Ormeau Road Rosetta Belfast Co Antrim BT7 3GR			
PROPOSAL	Demolition of existing rear annex and construction of new 3 storey extension to rear of property to provide additional office space			
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	17			
APPLIC NO	Z/2013/0211/A	Advertiseme	DATE VALID	20/02/2013
DOE OPINION	REFUSAL			
APPLICANT	Malone Ridge Limited	AGENT	Thomas O'Hare Architects (TOHA) 54 Dunmurry lane Belfast BT17 9JR 07557027927	
LOCATION	72 Upper Malone Road Belfast			
PROPOSAL	Hoarding and free standing sign			
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 AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposal if permitted, would harm the visual amenity, character and appearance of the area due to inappropriate siting on the host building, scale and proportions.