

Document Pack

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



14 June 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, 20th 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) Declarations of Interest
2. **Routine Correspondence (Pages 3 - 18)**
3. **Request for Deputations**
4. **New Applications (Pages 19 - 36)**
5. **Appeal Decision Notified (Pages 37 - 38)**
6. **Streamlined Planning Applications - decisions issued (Pages 39 - 46)**
7. **Deferred Items Still Under Consideration (Pages 47 - 52)**

8. **Reconsidered Items (Pages 53 - 58)**
9. **Schedule of Applications (Pages 59 - 72)**

Town Planning Committee**Thursday 20 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 proposed changes to waiting restrictions on the Crumlin Road;
- Notification of the proposed extension to existing waiting restrictions on the Serpentine Road;
- Copy of the Statutory Rule and map for the Glenvarna Walk, Newtownabbey (Footpath) (Abandonment) Order (NI) 2013
- Copy of the Statutory Rule and map for the Knocksallagh Green, Greenisland (Abandonment) Order (NI) 2013
- Copy of the Statutory Rule and map for the Brucevale Park (Stopping Up) Order (NI) 2013

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

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RECORDED DELIVERY

The Chief Executive
Newtownabbey Borough Council
Mossey Mill
Carnmoney Road North
Newtownabbey
BT36 5QA

Roads Service Headquarters
Clarence Court
10-18 Adelaide Street
BELFAST
BT2 8GB

Telephone: 028 90 540510
Fax: 028 90 540024

Your Ref:

Date: 7th June 2013

Our Ref: RDS 10/1/1/13

Dear Sir

The Glenvarna Walk, Newtownabbey (Footpath) (Abandonment)
Order (Northern Ireland) 2013 (S.R. 2013 No. 158)

Please find enclosed a copy of the above-mentioned Statutory Rule and
associated map for your information.

Yours faithfully

Blathnaid McAlorum
Blathnaid McAlorum

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Abandonment Order

The Department for Regional Development has made a Statutory Rule entitled "The Glenvarna Walk, Newtownabbey (Footpath) (Abandonment) Order (Northern Ireland) 2013" (S.R. 2013 No. 158) which will come into operation on 11th September 2013.

The rule will abandon an area of 10.532 square metres of footpath between No. 25 Glenvarna Walk and No. 8 Ladysmith Lane, Newtownabbey.

Copies of the rule may be obtained from Room 213, Clarence Court, 10-18 Adelaide Street, Belfast BT2 8GB or viewed online at

<http://www.legislation.gov.uk/nisr>

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2013 No. 158

ROADS

**The Glenvarna Walk, Newtownabbey (Footpath)
(Abandonment) Order (Northern Ireland) 2013**

Made - - - - - *6th June 2013*

Coming into operation - *11th September 2013*

The Department for Regional Development^(a) makes the following Order in exercise of the powers conferred by Article 68(1) of the Roads (Northern Ireland) Order 1993^(b) and now vested in it^(c).

The Department in accordance with Article 68(4) of that Order proposes to abandon the area of road described in the Schedule as it is not necessary.

Notice has been published, served and displayed in compliance with paragraphs 1, 2 and 3 of Schedule 8 to that Order.

No objection has been received.

Citation and commencement

1. This Order may be cited as The Glenvarna Walk, Newtownabbey (Footpath) (Abandonment) Order (Northern Ireland) 2013 and shall come into operation on 11th September 2013.

Application

2. The area of road described in the Schedule is abandoned.

Sealed with the Official Seal of the Department for Regional Development on 6th June 2013

(L.S.)

D J Millar
A senior officer of the Department for Regional Development

(a) S.I. 1999/283 (N.I. 1) Article 3(1)
(b) S.I. 1993/3160 (N.I. 15)
(c) S.R. 1999 No. 481 Article 6(d) and Schedule 4 Part IV

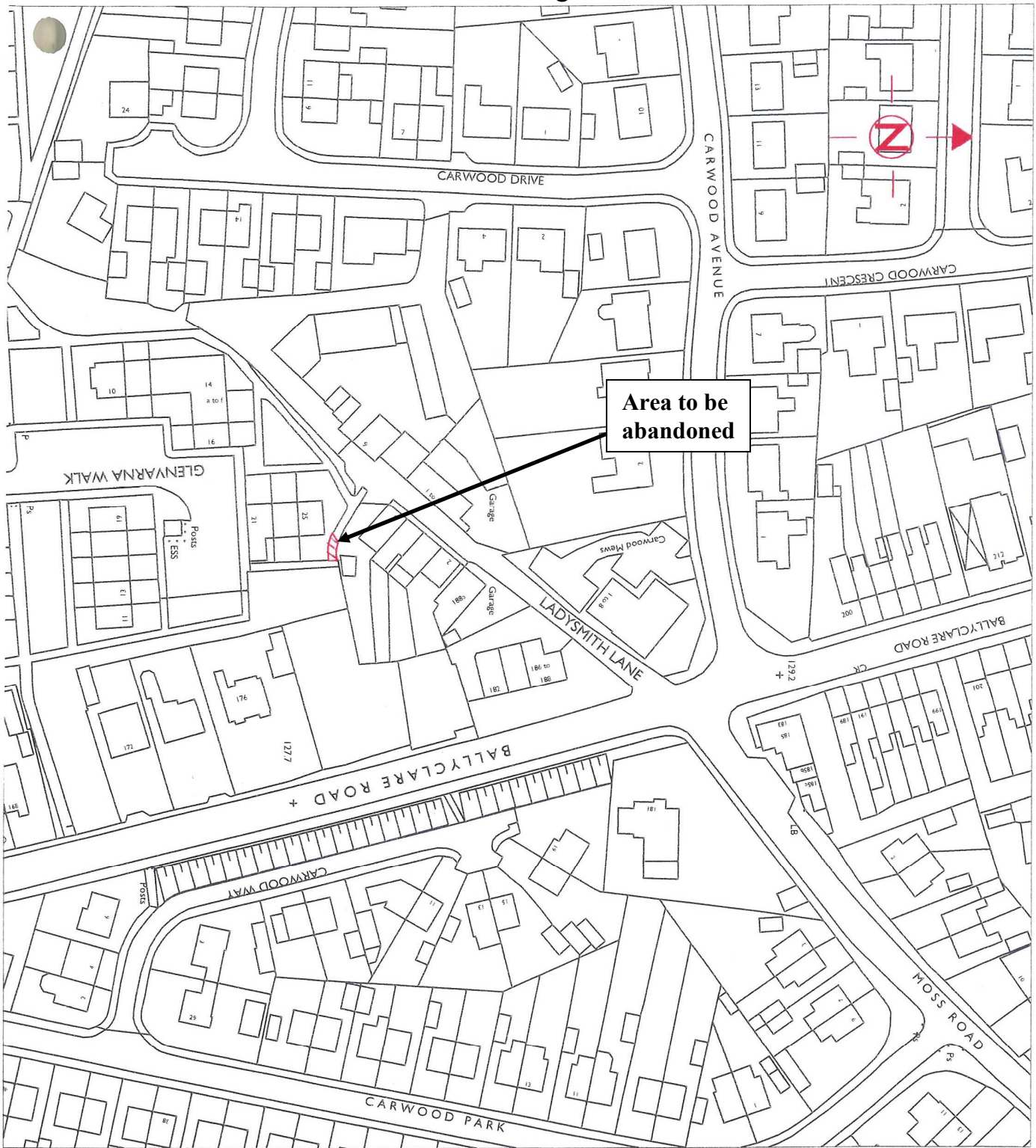
SCHEDULE

Article 2

AREA OF ROAD TO BE ABANDONED

An area of 10.532 square metres of footpath between No. 25 Glenvarna Walk and No. 8 Ladysmith Lane, Newtownabbey, more particularly delineated and shown hatched on Map No. DR1/13/64551.

A copy of the map has been deposited at the Department's Roads Service offices, Headquarters, Room 213 Clarence Court, 10-18 Adelaide Street, Belfast and Eastern Division, Hydebank, 4 Hospital Road, Belfast.



AREA = 10,532sq.m.

DEPARTMENT FOR REGIONAL DEVELOPMENT

Map No. DR1/13/64551 referred to in "The Glenvarna Walk, Newtownabbey (Footpath) (Abandonment) Order (Northern Ireland) 2013" made by the Department on 6th June 2013 and coming into operation on 11th September 2013.

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THIS PLAN IS BASED ON MAPS/DIMENSIONS SUPPLIED BY LANDS SECTION

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 Ordnance Survey
 Ordnance Survey map with the permission of the Director and the Chief Executive

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RECORDED DELIVERY

The Chief Executive
Carrickfergus Borough Council,
Town Hall,
Joymount,
Carrickfergus,
County Antrim,
BT38 7DL

Roads Service Headquarters
Clarence Court
10-18 Adelaide Street
BELFAST
BT2 8GB

Telephone: 028 90 540510
Fax: 028 90 540024

Your Ref:

Date: 7th June 2013

Our Ref: RDS 10/1/6/13

Dear Sir

**THE KNOCKSALLAGH GREEN, GREENISLAND (ABANDONMENT)
ORDER (NORTHERN IRELAND) 2013 (S.R. 2013 No. 157)**

Please find enclosed a copy of the above-mentioned Statutory Rule and associated map for your information.

Yours faithfully

Blathnaid McAlorum
Blathnaid McAlorum

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2013 No. 157

ROADS

**The Knocksallagh Green, Greenisland (Abandonment) Order
(Northern Ireland) 2013**

Made - - - - *6th June 2013*

Coming into operation - *11th September 2013*

The Department for Regional Development^(a) makes the following Order in exercise of the powers conferred by Article 68(1) and (5) of the Roads (Northern Ireland) Order 1993^(b) and now vested in it^(c).

The Department in accordance with Article 68(4) of that Order proposes to abandon the area of road described in the Schedule as it is not necessary.

Notice has been published, served and displayed in compliance with paragraphs 1, 2 and 3 of Schedule 8 to that Order.

No objection has been received.

Citation and commencement

1. This Order may be cited as The Knocksallagh Green, Greenisland (Abandonment) Order (Northern Ireland) 2013 and shall come into operation on 11th September 2013.

Application

2. The area of road described in the Schedule is abandoned.

3.—(1) All existing cables, wires, mains, pipes or other apparatus placed along, across, over or under the abandoned area of road shall be retained.

(2) All existing rights as to the use or maintenance of such cables, wires, mains, pipes or other apparatus shall be preserved.

Sealed with the Official Seal of the Department for Regional Development on 6th June 2013

(L.S.)

D J Millar
A senior officer of the Department for Regional Development

(a) S.I. 1999/283 (N.I. 1) Article 3(1)

(b) S.I. 1993/3160 (N.I. 15)

(c) S.R. 1999 No. 481 Article 6(d) and Schedule 4 Part IV

SCHEDULE

Article 2

AREA OF ROAD TO BE ABANDONED

An area of 768.381 square metres of road comprising a parking area and footpaths at Knocksallagh Green, Greenisland, more particularly delineated and shown hatched and coloured red on Map No. 10/1/6/13.

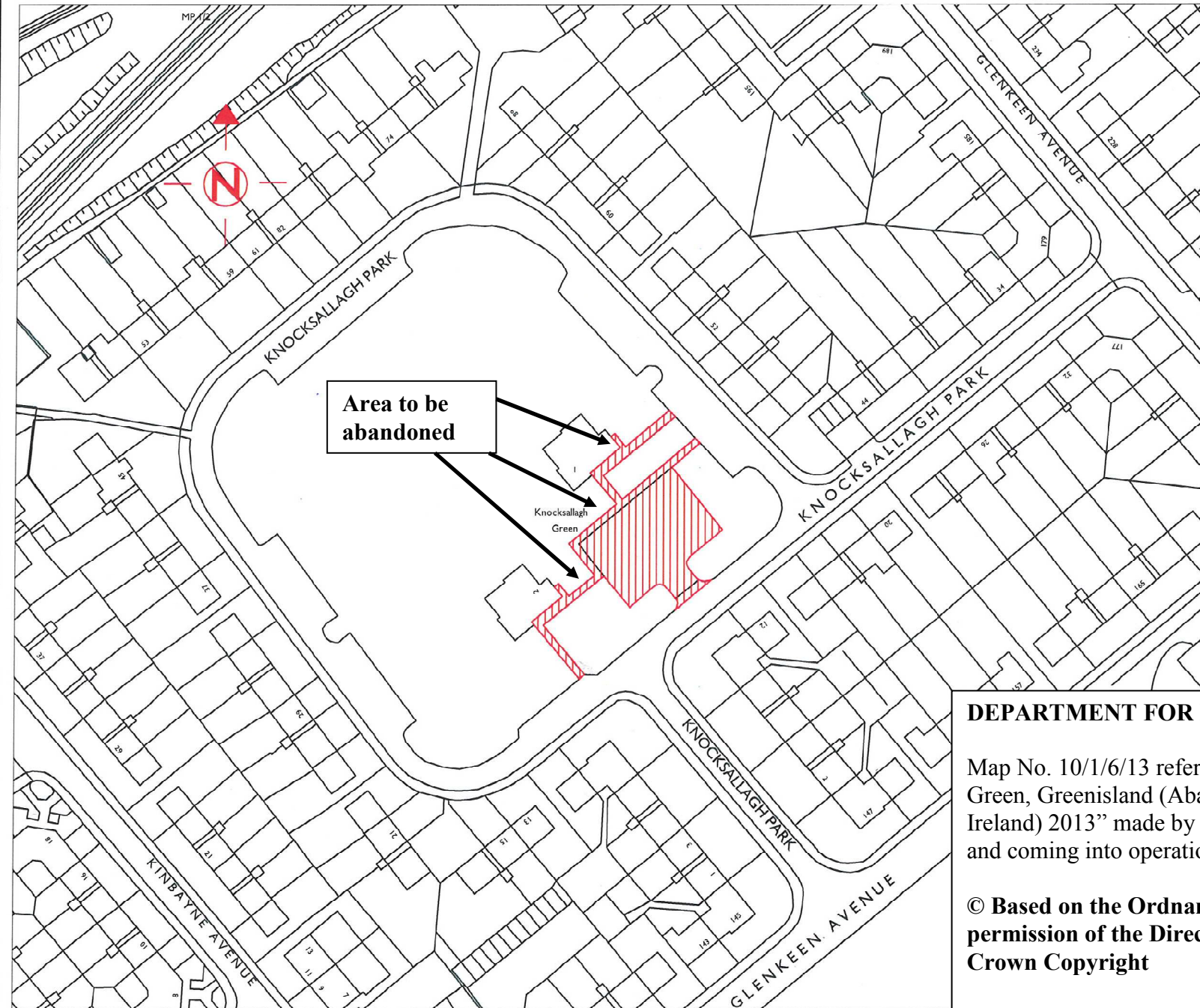
A copy of the map has been deposited at the Department's Roads Service offices, Headquarters, Room 213, Clarence Court, 10-18 Adelaide Street, Belfast and Eastern Division, Hydebank, 4 Hospital Road, Belfast.

Based upon the Ordnance Survey of Northern Ireland 1:1000 Scale Map with the Permission of the Director and Chief Executive
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THIS PLAN IS BASED ON MAPS/DIMENSIONS SUPPLIED BY LANDS SECTION



AREA = 768.38 sq.m.



Area to be abandoned

Knocksallagh Green

NO.	REVISION	DATE
Project		
ABANDONMENT		
Title		
AT KNOCKSALLAGH GREEN GREENISLAND		
FILE NO.	DESIGNED	date
DRAWN	CHECKED	date
TRACED	I.McB APPROVED	date 27/02/13
Dr. No.	Revision	
O.S. 114/03/SW1		

DEPARTMENT FOR REGIONAL DEVELOPMENT

Map No. 10/1/6/13 referred to in "The Knocksallagh Green, Greenisland (Abandonment) Order (Northern Ireland) 2013" made by the Department on 6th June 2013 and coming into operation on 11th September 2013.

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Town Planning Committee

Thursday 20 June 2013



**List of planning applications received by the
Divisional Planning Manager
for the period from 28 May until 10 June**

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**Planning Applications deemed valid
For the Period:-28/05/2013 to 03/06/2013**

Count : 30

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0534/F	Change of use from nursing home to private dwelling (including minor alterations)	46 South Parade Belfast BT7 2GP	Full	13/05/2013	13/05/2013	28/05/2013	Suzanne Donnelly 607 Antrim Road Belfast BT15 4DY	McGonigle McGrath 474a Ravenhill Road Belfast BT6 0BW
Z/2013/0558/F	Proposed extension to existing filling station	721 Upper Newtownards Road Ballymiscaw Belfast	Full	17/05/2013	17/05/2013	28/05/2013	Maxol Oil Ltd 48 Trench Road Mallusk Newtownabbey	Clarman Ltd Unit 1 33 Dungannon Road Coalisland BT71 4HP
Z/2013/0564/F	Proposed new vehicular access	410 Ormeau Road Belfast BT7 3HY	Full	21/05/2013	21/05/2013	28/05/2013	Tony Glackin	FMK Architecture Unit 1 Mount Davy's Business Centre 8A Mount Davy's Road Galgorm Ballymena BT42 1HE

**Planning Applications deemed valid
For the Period:-28/05/2013 to 03/06/2013**

Count : 30

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0567/F	Erection of single storey rear extension	105 Carr's Glen Park Belfast	Full	21/05/2013	21/05/2013	28/05/2013	Mrs McCalmont	JWA Design 1 Bramble Grove Newtownabbey BT37 0GE
Z/2013/0568/F	Residential development comprising 4 no. dwellings (2 no. two storey detached and 2no. two storey semi-detached), access and ancillary site works.	Lands opposite 125 Fortwilliam Park and to the rear of 2a Mount Vernon Road Belfast BT15 4AU	Full	21/05/2013	21/05/2013	29/05/2013	Artemis Developments Ltd	Clyde Shanks 5 Oxford Street belfast BT1 3LA
Z/2013/0569/F	Erection of 2 storey side extension to dwelling to allow garage on ground floor with a bedroom above.	139 Sicily Park Belfast BT10 0AQ	Full	21/05/2013	21/05/2013	28/05/2013	Chris Merritt 139 Sicily Park Belfast BT10 0AQ	Conor McKenna Architect 16 Loughbeg Park Carrduff BT8 8PE
Z/2013/0570/F	Proposed change of use from gift shop to dental practice	417 Newtownards Road Belfast	Full	21/05/2013	21/05/2013	28/05/2013	Gilliandjad c/o agent	Patrick Johnson Design 21 Priests lane Blaris Road Lisburn BT27 5RB

**Planning Applications deemed valid
For the Period:-28/05/2013 to 03/06/2013**

Count : 30

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0571/F	Proposed change of use to restaurant	Unit 8 Library Court 398-404 Upper Newtownards Road Belfast BT4 3EZ	Full	21/05/2013	21/05/2013	30/05/2013	SPENG No. 1 LLP 5a Massey Avenue Belfast BT4 2JT	Cowan Architectural 6 William Street Newtownards BT23 4AE
Z/2013/0573/DCA	Demolition of storage facility, and associated steps, railings, walls, cages Extension to front, side and rear of existing dwelling including enlargement of first floor accommodation, plus refurbishment of dwelling with increasing of ridge height and front and rear dormers.	Land to rear of 23 University Square	Demolition within Conservation Area	22/05/2013	22/05/2013	30/05/2013	Queens University Estates Queens University Belfast BT7 1NN	Bradley McClure 186 Lisburn Road Belfast BT9 6AL
Z/2013/0574/F		129 Finaghy Road South Belfast BT10 0BZ	Full	22/05/2013	22/05/2013	30/05/2013	William Campbell 3 Erinvale Drive Belfast BT10 0GE	Knox and Clayton 2A Wallace Avenue Lisburn BT27 4AA



**Planning Applications deemed valid
For the Period:-28/05/2013 to 03/06/2013**

Count : 30

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0575/F	Proposed internal alterations, installation of rooflights and associated external hard and soft landscaping works to facilitate the relocation of St Gerards Educational Resource Centre.	Balmoral High School Blacks Road Belfast BT10 0NB	Full	21/05/2013	21/05/2013	29/05/2013	Northwin Partnership Limited 5 Ballygowan Road Hillsborough BT26 6HX	Isherwood Ellis Architects 15 Malone Road Belfast BT9 6RT
Z/2013/0576/F	Single storey garden store, study and garden room	16 Malone Park Belfast BT9 6NH	Full	22/05/2013	22/05/2013	29/05/2013	Mr and Mrs Marshall	Robert Gilmour Architects 64 Haypark Avenue Belfast BT7 3FE
Z/2013/0578/F	Change of use from office building to ground floor retail and 2no apartments including alterations and extension.	46 - 48 Stranmillis Road Belfast BT9 5AD	Full	22/05/2013	22/05/2013	29/05/2013	WJC and CFC leasing c/o agent	23 Design 7 Ean Hill Holywood BT78 9LQ
Z/2013/0579/F	Erection of single storey side extension to dwelling to allow living/dining area	106 Kings Road Belfast BT5 7BX	Full	22/05/2013	22/05/2013	30/05/2013	JC Carey - 106 Kings Road Belfast BT5 7BX	Brian Small Design 79 Rosetta Road Belfast BT6 0LR

**Planning Applications deemed valid
For the Period:-28/05/2013 to 03/06/2013**

Count : 30

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0580/LBC	Moving and re-erection of a section of approx 70sqm of listed building	Victoria Park Primary School Strandburn Street Belfast BT4 1LX	Listed Building Consent	22/05/2013	22/05/2013	30/05/2013	B E L B 40 Academy Street Belfast BT1 2NQ	McAdam Design 1c Montgomery House 478 Castlereagh Road Belfast BT5 6BQ
Z/2013/0581/A	Office sign, ppc aluminium frame and pvc skin face, internally illuminated	24-26 Arthur Street Belfast BT1 4GF	Advertisem ent	22/05/2013	22/05/2013	30/05/2013	Glandore Business Centre House Arthur Street Belfast BT1 4GF	Fresh Design 667 Shore Road Newtownabey BT37 0ST
Z/2013/0582/LDP	Convert garage to store	3a Kensington Park Belfast BT5 6NR	LD Certificate Proposed	23/05/2013	23/05/2013	31/05/2013	Andrew Nelson 3a Kensington Park Belfast BT5 6NR	Andy Coulter 32 Denorrtton Park Belfast BT4 1SF



**Planning Applications deemed valid
For the Period:-28/05/2013 to 03/06/2013**

Count : 30

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0585/F	Development to include change of use of existing 2-storey, vacant office building to bulky goods retail use (including cafe) with new extension to rear and new lobby entrance, associated elevational changes, new entrance from Boucher Place to supplement existing entrance from Boucher Crescent, provision of car parking and associated operational development.	52-54 Boucher Crescent Belfast BT12 6HU	Full	21/05/2013	21/05/2013	28/05/2013	Datura Enterprises Ltd	Fleming Mountstephen Planning Ltd The Gasworks 5 Cromac Avenue Belfast BT7 2JA
Z/2013/0586/RM	Replacement dwelling with garage (relocated to improve residential amenity), within curtilage of outline approval.	295 Ballygomartin Road Belfast BT12 3QX	Reserved Matters	23/05/2013	23/05/2013	03/06/2013	Mr T Smith 290 Ringwood Road Ferndown BH22 9AS	Richard Warde Dip. L.S. 8c Sweethill Road Southwell Portland Dorset DT5 2DR
Z/2013/0587/F	Proposed single storey extension to the rear of the property	18 Flush Road Ballynafoy Belfast BT6 0GD	Full	23/05/2013	23/05/2013	31/05/2013	Mr & Mrs Glenn 18 Flush Park Belfast BT6 0GD	Extended Living 47 Boucher Road Belfast BT12 6HR



**Planning Applications deemed valid
For the Period:-28/05/2013 to 03/06/2013**

Count : 30

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0588/F	Single storey extension to the rear of the dwelling	23 Cairnburn Crescent Belfast BT4 2HU	Full	23/05/2013	23/05/2013	31/05/2013	A Drennan 23 Cairnburn Crescent Belfast BT4 2HU	
Z/2013/0591/F	Single storey rear and side extension for shower room (disabled facility)	18 Pasadena Gardens Belfast BT5 6HU	Full	28/05/2013	28/05/2013	31/05/2013	Frances McClure 18 Pasadena Gardens Belfast BT5 6HU	Ian Kennedy 48 Kirliston Park Belfast BT5 6ED
Z/2013/0592/F	Two storey extension to rear of dwelling	18 Sandhurst Drive Belfast BT9 5AY	Full	28/05/2013	28/05/2013	31/05/2013	Michael Dallat 18 Sandhurst Drive Belfast BT9 5AY	Darin Doherty 19(B) Balmoral Park Belfast BT10 0QD
Z/2013/0593/F	Single storey side extension to form garage	54 Bawnmore Road Belfast BT9 6LB	Full	28/05/2013	28/05/2013	31/05/2013	Liam Daly 54 Bawnmore Road Belfast BT9 6LB	Darin Doherty 19(B) Balmoral Park Belfast BT10 0QD
Z/2013/0595/F	Ground floor extension to existing retail premises to provide additional entrance lobby, storage and retail areas.	Centra at 160 Cliftonville Road Belfast BT14 6LA	Full	28/05/2013	28/05/2013	31/05/2013	Martin Briggs c/o Centra	McNally Morris Architects 82 Stranmillis Road Belfast BT9 5AD

**Planning Applications deemed valid
For the Period:-28/05/2013 to 03/06/2013**

Count : 30

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0599/F	Single storey kitchen extension to rear of existing dwelling	62 Owenvarragh Park Belfast BT11 9BE	Full	29/05/2013	29/05/2013	31/05/2013	Ms Isabell Murphy	Robert Bryson 18 Gransha Park Belfast BT11 8AU
Z/2013/0600/F	Single storey rear extension to dwelling to provide ground floor shower room	38 Coolnasilla Park East Belfast BT11	Full	29/05/2013	29/05/2013	31/05/2013	Mr Daniel Tracey	Robert Bryson 18 Gransha park Belfast BT1 8AU
Z/2013/0603/F	Proposed alterations to existing petrol filling station comprising upgrade of forecourt, replacemnet and expansion of existing retail unit, and associated site and access works.	Maguire's Garage 534-538 Falls Road Belfast BT12 6EQ	Full	29/05/2013	29/05/2013	31/05/2013	Jim Maguire c/o agent	Like Architects 34 Bedford Street Belfast BT2 7FF
Z/2013/0604/F	Renewal of planning permission (Planning ref Z/2007/0657/f) for proposed refurbishment, extension and alterations to existing dwelling, construction of two new dwellings, associated access, parking and amenity space.	The See House 32 Knockdene Park South Belfast BT5 7AB	Full	24/05/2013	24/05/2013	31/05/2013	The See House Committee c/o agent	The Boyd Partnership 1 River's Edge 13 Ravenhill Road Belfast BT6 8DN

**Planning Applications deemed valid
For the Period:-28/05/2013 to 03/06/2013**

Count : 30

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0605/F	New garage and 2 storey rear extension and roofspace conversion	29 Riverdale Park North Belfast BT11 9DL	Full	31/05/2013	31/05/2013	31/05/2013	Joanne Rice 29 Riverdale Park North Belfast BT11 9DL	

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**Planning Applications deemed valid
For the Period:-04/06/2013 to 10/06/2013**

Count : 20

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0589/F	Proposed 2 no dwellings, semi-detached	221 Stockmans Lane Belfast BT11	Full	28/05/2013	28/05/2013	04/06/2013	Gerry Ward 17 Rossglass Road BT30 7QN	Terry McGlinchey Architect 5-7 Conway Street Belfast BT13 2DE
Z/2013/0590/F	Provision of ground floor toilet	10 Corby Way Belfast BT11 8HY	Full	28/05/2013	28/05/2013	04/06/2013	NIHE on behalf of G Ginley 10 Corby Way Belfast BT11 8HY	NIHE Property Services Design 10/16 Hill Street Belfast BT1 2LA
Z/2013/0597/F	Retention of alterations and extension to existing HMO. (Retrospective Application)	19 Ridgeway Street Belfast BT95FB	Full	29/05/2013	29/05/2013	05/06/2013	Mr Bernard Fitzpatrick 11 Derryvolgie Avenue Belfast BT9 6FL	Alan Gregg 32 Carohill Drive Belfast BT4 2FT
Z/2013/0598/F	Levelling of garden + installation of deck over ditch	182A Malone Road Belfast BT9 5LP	Full	29/05/2013	29/05/2013	07/06/2013	Mr Gareth Hagan 182A Malone Road Belfast BT9 5LP	



**Planning Applications deemed valid
For the Period:-04/06/2013 to 10/06/2013**

Count : 20

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0601/F	Erection of single storey extension to rear	76 Marlborough Park North Belfast BT9 6HJ	Full	29/05/2013	29/05/2013	05/06/2013	William Hamilton 76 Marlborough Park North Belfast BT9 6HJ	Alan Gregg 32 Carolhill Drive Belfast BT4 2FT
Z/2013/0602/F	Erection of first floor extension to dwelling	35 Dunraven Avenue Belfast BT5 5JR	Full	29/05/2013	29/05/2013	05/06/2013	Mr G Dickson	H R Jess Ltd 1 Jordanstown Road Newtownabbey BT37 9QD
Z/2013/0606/F	Proposed single storey rear extension to provide for a downstairs toilet and shower	81 Roslyn Street Belfast BT6 8JL	Full	31/05/2013	31/05/2013	06/06/2013	NIHE	Property Services Design 10-16 Hill Street Belfast BT1 2LA
Z/2013/0607/F	Extension and renovation of dwelling to provide a house in multiple occupancy.	83 Woodvale Road Belfast BT13 3BP	Full	31/05/2013	31/05/2013	06/06/2013	James McCormick 86 Moss Road Ballynahinch BT13 3BP	A.L.D.A. Architects 537 Antrim Road Belfast BT15 3BU
Z/2013/0608/F	Proposed change of use from fast food outlet to coffee shop and amusement arcade on the ground floor only	24-28 Bradbury Place Belfast BT7 1RQ	Full	31/05/2013	31/05/2013	06/06/2013	Gareth Raymond McCausland 4 The Arches Crossgar BT30 9HD	Laura McCausland 8 Edgar Avenue Carryduff BT8 8DQ



**Planning Applications deemed valid
For the Period:-04/06/2013 to 10/06/2013**

Count : 20

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0609/A	Proposed linear sign mounted to existing metal palisade fencing.	Lidl Store 188+194-196 Shore Road Belfast BT15 3QA	Advertisement	03/06/2013	03/06/2013	06/06/2013	Lidl NI Nuttis Corner Crumlin BT29 4SR	Consarc Design Group 4 Cromac Quay Belfast BT72JD
Z/2013/0610/A	Proposed Billboard	Lidl Store 188 + 194-196 Shore Road Belfast BT15 3QA	Advertisement	03/06/2013	03/06/2013	06/06/2013	Lidl NI Nuttis Corner Crumlin BT29 4SR	Consarc Design Group 4 Cromac Quay Belfast BT7 2JD
Z/2013/0611/F	Single storey + two storey extension to the rear of the dwelling	20 Mount Prospect Park Belfast BT9 7BG	Full	03/06/2013	03/06/2013	06/06/2013	Mr Barne 20 Mount Prospect Park Belfast BT9 7BG	
Z/2013/0612/F	Single storey rear extension	13 Andersonstown Parade Belfast BT9 6RH	Full	03/06/2013	03/06/2013	06/06/2013	Brena Murphy 13 Andersonstown Parade Belfast BT11	Kevin Fennell Design 2A Dorchester Park Belfast BT9 6RH
Z/2013/0613/F	Proposed bathroom and bedroom extension	9 Coolnasilla Park West Belfast BT11 8JT	Full	03/06/2013	03/06/2013	06/06/2013	Mr Francis McGleave 9 Coolnasilla Park West Belfast BT11 8JT	Ciaran Andrews 17 Drumfad Mill Millisle BT22 2GW

**Planning Applications deemed valid
For the Period:-04/06/2013 to 10/06/2013**

Count : 20

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0614/F	Change of house type from those previously approved under Z/2007/0913/F	2 Malone Park Belfast BT9 6NH	Full	03/06/2013	03/06/2013	06/06/2013	Edendelta	Des Ewing Residential Architects 13 Bangor Road Holywood BT18 0NU
Z/2013/0615/F	Demolition of existing buildings and development of 31 no 2 storey dwellings and associated car parking and site works	PSNI Station 16 North Queen Street Belfast BT15 1ER	Full	04/06/2013	04/06/2013	06/06/2013	Apex Housing	Knox Clayton Architects 2a Wallace Avenue Lisburn BT27 4AA
Z/2013/0616/F	Provision of single storey, ground floor toilet facilities	10 Benbradagh Gardens Belfast BT11 8JS	Full	04/06/2013	04/06/2013	06/06/2013	Northern Ireland Housing Executive 10-16 Hill Street Belfast BT1 2LA	NIHE Property Services (Design) 10-16 Hill Street Belfast BT1 2LA
Z/2013/0617/F	Change of use from commercial office to hot food outlet	158A Cavehill Road Belfast BT15 5EX	Full	04/06/2013	04/06/2013	06/06/2013	Mr Alexander Lyttle 767 Antrim Road Belfast BT15 5EX	Pepper Architectural 48 Kinallen Road Dromara Dromore BT25 2NW
Z/2013/0619/F	Replacement telephone kiosk	19 Donegall Square East Belfast BT1 5HD	Full	03/06/2013	03/06/2013	07/06/2013	Euro Payphone Ltd 59 Rooyal Lodge Road Belfast BT8 7UL	



**Planning Applications deemed valid
For the Period:-04/06/2013 to 10/06/2013**

Count : 20

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0627/F	Extensions to school buildings, new sports building, new sports pitches, new wall, temporary mobile classrooms and construction access, alterations to site circulation including carparking & landscaping.	Colaiste Feirste Beechmount House Beechview Park Falls Road Belfast BT14 6BE	Full	03/06/2013	03/06/2013	10/06/2013	Trustees of Colaiste Feirste Beechmount House Beechview Park Falls Road Belfast BT12 7PY	Doherty Architects 6 Kinnaird Street Belfast BT14 6BE

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Appeal Decisions Notified

Date From: 28/05/2013 00:00:00 and Date To: 12/06/2013 00:00:00

COUNCIL **Belfast**

ITEM NO	1		
Planning Ref:	Z/2012/0273/F	PAC Ref:	2012/A0222
RESULT OF APPEAL	Appeal Invalid	Appeal Decision Date	06/06/2013
APPLICANT	Michael McMahon		
LOCATION	2b Dudley Street Belfast RT7 1GW		
PROPOSAL	Retrospective change of use from offices on first floor to 2No. apartments		

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Streamlined Planning Applications Decisions Issued

Decision Issued From: 28/05/2013 To: 12/06/2013

Belfast LGD

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
Z/2012/0667/LBC	Demolition of existing rear return. New build 3-storey extension to rear (communal facilities on ground floor with 2 new apartments above). Internal reconfiguration to ground floor (demolished apartment relocated, office/utility/existing apartment facilities reconfigured) and one first floor apartment reconfigured	7 Annadale Avenue Galwally Belfast BT7 3JH	30/05/2013	Triangle Housing Association 68 Eastermeade Gardens Ballymoney BT53	R E Quinn Architects Limited 14 Princes Street Dromore Co Down BT25

Streamlined Planning Applications Decisions Issued

Decision Issued From: 28/05/2013 To: 12/06/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0186/F	Erection of 2 storey side extension to allow study and bedroom above, 1 storey rear kitchen extension	152 Grand Parade Belfast BT5 5PE	30/05/2013	Mike Keating 152 Grand Parade Belfast BT5 5PE	Sarah Macauley Architect 96 Orby Drive Belfast BT5 6AG
Z/2013/0189/F	Change of use to apartment (First & second floor)	33 Lisburn Road Belfast BT9 7AA	30/05/2013	A&B Elmore	McCready Architects 8 Market Place Lisburn BT28 1AN
Z/2012/0656/F	Demolition of existing rear return. New build 3-storey extension to rear (communal facilities on ground floor with two new apartments above) Internal reconfiguration to ground floor (demolished apartment relocated, office/utility/existing apartment facilities reconfigured) and one first floor apartment reconfigured.	7 Annadale Avenue Belfast BT7 3JH	31/05/2013	Triangle Housing Association 60 Eastmeade Gardens Ballymoney BT53 6BD	R E Quinn Architects Limited 14 Princes Street Dromore BT25 1AY
Z/2012/1419/F	Erection of 2 storey rear extension (amended description).	962 Crumlin Road Belfast BT14 8FG	31/05/2013	Rev C Morrison 962 Crumlin Road Belfast BT14 8FG	Whittaker and Watt Architects 379 Antrim Road Glengormley BT36 5EB
Z/2013/0151/A	Individual letters signage attached directly to wall	Musgrave House 10 Stockmans Lane Belfast BT9 7JA	31/05/2013	Sean McGovern c/o Agent	Knox & Clayton 2a Wallace Avenue Lisburn BT27 4AA

Streamlined Planning Applications Decisions Issued

Decision Issued From: 28/05/2013 To: 12/06/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0175/LBC	Installation of roof access system	34-38 Victoria Street Belfast BT1 3GH	31/05/2013	Malmaison 34-38 Victoria Street Belfast BT1 3GH	Curious 64 Waterloo Street Glasgow G2 7DA
Z/2013/0180/F	Proposed new pitched roof to front elevation, changes to external finishes of dwelling and single storey rear extension and decking area.	6 Malone View Road Belfast BT9 5PH	31/05/2013	Mr M Quinn c/o Agent	Healy Architecture 6 Gorthamoyagh Road Garvagh BT51 5HA
Z/2013/0238/A	2no hanging signs (external), projecting sign, ATM header, 3 internal marketing frame signs.	Halifax - 10 Shaftesbury Square- Equality House BT2 7DG	31/05/2013	Lloyds Banking Group Canons House Canons Way Bristol	Havelock Europa Westway Hillhead Industrial Park Dalgety Bay KY119HE
Z/2013/0433/F	Single storey extension to rear	104 Forthriver Drive Belfast BT13 3UJ	31/05/2013	Colin Koch Design and Property Services NIHE 11-16 Hill Street Belfast BT1 2LA	
Z/2013/0081/F	New fence and pedestrian gate	22 Bloomfield Road Belfast	03/06/2013	David Thacker 3 Hillcrest Gardens Belfast	Reality Architects 16 Demesne Park Holywood BT18 9NE

Streamlined Planning Applications Decisions Issued

Decision Issued From: 28/05/2013 To: 12/06/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0124/F	Change of use from garage to living room in dwelling (retrospective)	19b Sandhill Park Belfast BT5 6DR	03/06/2013	Christopher McDonnell 8 Rochester Avenue Belfast BT6 9JU	
Z/2013/0293/F	Removal of garage and single storey rear extension and two storey rear and side extension.	55 Grangeville Gardens Finaghy Belfast BT10 0HL	03/06/2013	Mrs G Hamill 55 Grangeville Gardens Finaghy Belfast BT10 0HL	
Z/2013/0295/F	Erection of ballcatch fence, 14 metres in height along a section of SE boundary of Ballysillan Park playing fields, of approximately 75 metres, to provide additional protection to adjacent properties	Ballysillan Playing Fields Ballysillan Road Belfast BT14 7QT	03/06/2013	Belfast City Council Parks & Leisure Department Cecil Ward Building 8-10 Linenhall Street Belfast BT2 8BP	Belfast City Council, Property & Projects Property Maintenance Duncrue Complex Duncrue Road Belfast BT3 9BP
Z/2013/0315/F	Single storey extension to rear for the provision of ground floor shower and toilet facilities (amended description).	72 Leeson Street Belfast BT12 4LF	03/06/2013	Northern Ireland Housing Executive 10-16 Hill Street Belfast BT1 2LA	NIHE Property Services (Design) 10-16 Hill Street Belfast BT1 2LA



Streamlined Planning Applications Decisions Issued

Decision Issued From: 28/05/2013 To: 12/06/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0376/F	Erection of single storey extension to rear.	24 Kilcoole Gardens Old Park Belfast BT14 8LJ	03/06/2013	Mr and Mrs Atkinson 24 Kilcoole Gardens Oldpark Belfast BT14 8LJ	Extended Living BY GA 47 Boucher Road Belfast BT12 6HR
Z/2013/0165/F	Single storey side extension and alterations to dwelling	54 Greystown Avenue Belfast BT9 6UJ	04/06/2013	McMahon 54 Greystone Avenue Belfast BT9 6UJ	ALDA Architects 537 Antrim Road Belfast BT15 3BU
Z/2013/0191/F	Proposed changing pavilion and associated alterations to existing fence and pedestrian pathways.	Waterworks Park Westland Gardens Belfast	06/06/2013	Belfast City Council	Gregory Architects 4 Crescent Gardens Belfast
Z/2013/0199/F	Single storey extension to kitchen to rear of dwelling	28 Diamond Gardens Finaghy Belfast BT10 0HE	10/06/2013	Michael Walsh 28 Diamond Gardens Finaghy Belfast BT10 0HE	Roy Fitzpatrick 5 Miliort Mews Dunmurry BT17 9JE
Z/2013/0405/F	Single storey bedroom, shower room & lobby extension to rear & side of existing building	183 Orby Drive Belfast BT5 6BD	10/06/2013	Mrs Deborah Pension 183 Orby Drive Belfast BT5 6BD	Philip Cullen 28 Downshire Road Belfast BT6 9JL

Streamlined Planning Applications Decisions Issued

Decision Issued From: 28/05/2013 To: 12/06/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/1408/LBC	Repairs to damaged stone facade at south, west and east elevations	Cleaver House Donegall Place Belfast BT1 5BB	11/06/2013	Ardel Investments Ltd 32-38 Linenhall Street Belfast	Johnston Houston 2-12 Montgomery Street Belfast BT1 4NX
Z/2013/0004/F	Weighbridge in public street adjacent to flour mill. Permanent retention of previous temporary permission (Z/2006/219/F) (amended description)	College Place North Belfast (Amended Address)	11/06/2013	Allied Mills 1 College Place North Belfast BT1 6BG	Todd Architects 2nd Floor Titanic House 6 Queen's Road Belfast BT3 9DT
Z/2013/0462/F	Provision of a single storey extension to convent (amended description).	63 Falls Road Belfast BT12 6PD	11/06/2013	Sr Molly Caldwell 63 Falls Road Belfast BT12 6PD	Henry Morgan 583 Donegall Road Belfast BT12 6DX
Z/2012/1333/F	Change of use of existing retail unit to coffee shop/sandwich bar	Existing Unit CH4 House of Frazer Chichester Street Belfast BT1 4OS	12/06/2013	CGI Victoria Square Partnership c/o agent	Ni planning Permission 31 Grange Park Dunmurry BT17 0AN
Z/2013/0218/F	Proposed lobby and off-sales and external alterations to front elevation of existing public house (amended scheme).	The Corner House 167-177 Oldpark Road Belfast BT14 6QP	12/06/2013	Michael Francis Markey The Corner House 167-177 Oldpark Road Belfast BT14 6QB	McNally Morris Architects 82 Stranmillis Road Belfast BT9 5AD



Streamlined Planning Applications Decisions Issued

Decision Issued From: 28/05/2013 To: 12/06/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0260/F	Demolition of existing rear return and garage, construction of new rear extension, garage and internal alterations to create passive standard dwelling.	18 Upper Lisburn Road Belfast BT10 0AA	12/06/2013	McGrath c/o agent	English and Drummond 5 Point Street Larne BT40 1HY
Z/2013/0264/F	Creation of server room and formation of door opening for ATM machine	Northern/Danske Bank Donegall Square North Belfast BT61 6JS	12/06/2013	John Connaughton Northern Bank 8-9 Donegall Square North Belfast BT61 6JS	WHStephens Stephens House 63 Malone Road Belfast BT9 6SA
Z/2013/0388/F	Single storey bedroom, shower room and lobby to rear of existing dwelling	78 Ardenlee Avenue Belfast BT6 0AB	12/06/2013	Terence Coates 78 Ardenlee Avenue Belfast BT6 0AB	Philip Cullen 28 Downshire Road Belfast BT6 9JL

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

1

Application Ref Z/2008/0824/F

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

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

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

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

2

Application Ref Z/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/2011/1404/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.



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

6

Application Ref Z/2012/0514/F

Applicant Patrick Boal 12 Kilcross Road **Agent**
 Nutts Corner
 Crumlin
 BT29 4TA
 James Anderson 202 Belfast Road
 Ballynahinch
 BT24 8UR

Location Ikea
 Hollywood Exchange
 306 Airport Road West
 Co Antrim
 BT3 9EJ

Proposal Change of use from retail car park to commercial

7

Application Ref Z/2012/0562/F

Applicant Anthology N I Ltd 8-14 Union Street **Agent**
 Belfast
 BT1 2JF
 McGonigle McGrath Architects 474a
 Ravenhill Road
 Belfast
 BT6 0BW

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.

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.

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/2012/1224/F
Applicant Stanley Boyd c/o agent **Agent** Affordable Plans Online 22 Dhu
Varren Crescent
Belfast
BT13 3FL
Location 48-54 Upper Charleville Street
Belfast
BT13 1NP
Proposal Change of use from Public House to retail shop and off licence with off street parking

10

Application Ref Z/2012/1358/LBC
Applicant Life NI 48 University Street **Agent** Carson McDowell Murray House
Belfast
BT7 1HB
Murray Street
Belfast
BT1 6DN
Location 48 University Street
Belfast
BT7 1HB
Proposal Change of use of ground floor into charity shop (Class A1)

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

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

11

Application Ref	Z/2012/1428/DCA		
Applicant	Queen's University Belfast Estates	Agent	Fleming Mountstephen Planning
	Department		The Gasworks
	Level 5		5 Cromac Avenue
	Adminiatration Building		Belfast
	Belfast		BT7 2JA
	BT7 1NN		
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)		

- 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.

12

Application Ref	Z/2013/0012/F		
Applicant	Queen's University Belfast Estates	Agent	Fleming Mountstephen Planning
	Department		The Gasworks
	Level 5		5 Cromac Avenue
	Admin Building		Belfast
	Belfast		BT7 2JA
	BT7 1NN		
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.		

- 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.



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

13

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 20/06/2013**

ITEM NO	D1			
APPLIC NO	Z/2011/1362/F	Full	DATE VALID	22/11/2011
DOE OPINION	APPROVAL			
APPLICANT	West Belfast Sports and Social Club c/o John Hughes 370 Falls Road Belfast BT12 6DG		AGENT	David Smyth 131 Alderley Place Mallusk Newtownabbey BT36 7SJ 9084 3785
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)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	35	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

[Deferred by Councillor McVeigh 17.1.13]



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

ITEM NO	D2			
APPLIC NO	Z/2012/0995/F	Full	DATE VALID	28/08/2012
DOE OPINION	REFUSAL			
APPLICANT	Life NI 48 University Street Belfast BT7 1HB		AGENT	Carson McDowell 4/5 Murray House Murray Street Belfast 02890244951
LOCATION	48 University Street Belfast BT7 1HB			
PROPOSAL	Change of use of ground floor into charity shop (class A1)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	3	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 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.

[Deferred by Councillor Hanna 21.3.13]



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

ITEM NO	D3			
APPLIC NO	Z/2012/1061/F	Full	DATE VALID	19/09/2012
DOE OPINION	REFUSAL			
APPLICANT	J Bates 1080 Crumlin Road Belfast BT14		AGENT	A L D A Architects 537 Antrim Road Belfast BT15 3BU 07769225997
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			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	5	2	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 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.

[Deferred by Alderman McCoubrey 21.2.13]



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

ITEM NO	D4			
APPLIC NO	Z/2012/1396/F	Full	DATE VALID	14/12/2012
DOE OPINION	APPROVAL			
APPLICANT	j Walkington c/o Agent		AGENT	Povall Worthington 5 Pilots View Heron Road Belfast BT3 9LE 028 9045 0105
LOCATION	220 Belmont Road Belfast BT4 2AW			
PROPOSAL	Amendments to previously approved application Z/2012/0080/F from 1 No detached dwelling to 2 No semi-detached dwellings with parking spaces and gardens using approved access and private lane			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	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	D5			
APPLIC NO	Z/2013/0034/F	Full	DATE VALID	11/01/2013
DOE OPINION	REFUSAL			
APPLICANT	Mr P Creagh	AGENT	Arta Architects The Mews Studio 44 Upper Dunmurry Lane Belfast BT17 0AB 028 9043 0101	
LOCATION	74a Lansdowne Road Belfast BT15 4AA			
PROPOSAL	Proposed new detached dwelling with incurtilage parking and associated landscaping.			
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 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.

[Deferred by Councillor L Patterson 18.4.13]

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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 20/06/2013

ITEM NO	1			
APPLIC NO	Z/2011/0486/F	Full	DATE VALID	08/04/2011
DOE OPINION	APPROVAL			
APPLICANT	Village Homes NI Ltd		AGENT	Povell Worthington 5 Pilots View Heron Road Belfast BT3 9LE 028 9045 0105
LOCATION	21-23 Victoria Street 45-51 Waring Street Belfast BT1 3GD			
PROPOSAL	Demolition of existing 4 storey building and erection of new 7 storey building comprising 56No. small unit/studio apartments and 2no. retail units at ground floor (Amended plans).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	4	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/2011/0547/DCA	Demolition w	DATE VALID	21/04/2011
DOE OPINION	CONSENT			
APPLICANT	Village Homes NI Ltd c/o agent	AGENT	5 Pilots View Heron Road Belfast BT39LE 0289045 0105	
LOCATION	21-23 Victoria Street 45-51 Waring Street Belfast BT1 3GD			
PROPOSAL	Demolition of existing 4 storey commercial building			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	0	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	3			
APPLIC NO	Z/2012/0937/F	Full	DATE VALID	07/09/2012
DOE OPINION	APPROVAL			
APPLICANT	Belfast Harbour Commissioners Harbour Office Corporaion Square Belfast BT1 3AL		AGENT	Doran Consulting Ltd Norwood House 96-102 Great Victoria Street Belfast BT2 7BE 028 9038 1321
LOCATION	adjacent to Commissioning Quay Musgrave Channel Belfast Harbour Estate Belfast			
PROPOSAL	Construction of a containment bund using quarry rubble and rock armour for the disposal and storage of marine sediment which is unsuitable for disposal at sea			
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	4			
APPLIC NO	Z/2012/1162/F	Full	DATE VALID	12/10/2012
DOE OPINION	REFUSAL			
APPLICANT	Dr and Ms Manning and Burns 35 Bridgefield Avenue Wilmslow Cheshire SK9 2JS		AGENT	Consarc Design Group The Gas Office 4 Cromac Quay Ormeau Road Belfast BT7 2JD 028 9082 8400
LOCATION	Lands Adjacent to 15 Osborne Park Belfast BT9 6JN			
PROPOSAL	Erection of single storey dwelling incorporating a garage.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	0	3	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy BH12 of Planning Policy Statement 6 Planning Archaeology and the Built Heritage, the Malone Conservation Area Design Guide, and Policy QD1 of the Department's Planning Policy Statement 7 Quality Residential Environments in that the proposal would, if permitted, result in overdevelopment of the site due to its inappropriate layout, scale, form, massing and design, failure to provide adequate private amenity space, and would result in unacceptable areas of hardsurfacing, causing harm to the character and appearance of the Malone Conservation Area.



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ITEM NO	5			
APPLIC NO	Z/2012/1261/F	Full	DATE VALID	02/11/2012
DOE OPINION	APPROVAL			
APPLICANT	Belfast Education and Library Board 40 Academy Street Belfast BT1 2NQ		AGENT	McAdam Design 1C Montgomery House 478 Castlereagh Road Belfast BT5 6BQ 028 9040 2000
LOCATION	Victoria Park Primary School Strandburn Street Belfast BT4 1LX			
PROPOSAL	Replacement Primary School (14 Classrooms) with siteworks on site of existing Primary School; dismantling Listed Building; moving and re-erecting a section of approximately 50m2 of the listed building.			
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	6			
APPLIC NO	Z/2013/0208/F	Full	DATE VALID	19/02/2013
DOE OPINION	APPROVAL			
APPLICANT	De Ali Management Services Ltd Mill House Mill Street Dundalk		AGENT	ML Design & Management Carnegie Building 25-27 Edward Street Portadown BT62 3NE 028 3833 3033
LOCATION	57 Bladon Drive Belfast BT9 5JN			
PROPOSAL	Change of use from single detached dwelling to 2no. semi detached dwellings and associated site works. New single storey extension and rebuild of 2 storey extension to rear of the Bladon Drive dwelling and rebuild of and extension to the rear and above the existing attached garage to form the Deramore Drive building. (Amended Plans received)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	6	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	7			
APPLIC NO	Z/2013/0224/F	Full	DATE VALID	22/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Mr & Mrs C. P. McCartan 37 Rosemary Park Belfast BT9 6RG		AGENT	Collins & Collins 18 Margaret Street Newry BT34 1DF 028 302 66602
LOCATION	37 Rosemary Park Belfast BT9 6RG			
PROPOSAL	Alterations & extensions to dwelling with double domestic garage (revised plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	8			
APPLIC NO	Z/2013/0251/F	Full	DATE VALID	27/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Leslie Buchannon 250 Castlereagh Road Belfast BT5 5FZ		AGENT	ArchiTech Design 76 Whitehorne Lane Kinallen Dromore Co Down BT25 2DL 07743453957
LOCATION	250 Castlereagh Road Belfast BT5 5FZ			
PROPOSAL	Proposed single storey rear extension to dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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ITEM NO	9			
APPLIC NO	Z/2013/0275/A	Advertiseme	DATE VALID	05/03/2013
DOE OPINION	REFUSAL			
APPLICANT	Clear Channel NI Ltd Channel Commercial Park Queens Road Belfast BT3 9DT		AGENT	
				NA
LOCATION	West boundary of DRD car park Hope Street Belfast			
PROPOSAL	One freestanding 96 sheet display panel			
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 Planning Policy Statement 17 'Control of Outdoor Advertisements' Policy AD1 in that the proposed hoarding if permitted, would detract from the visual amenity of the area by way of clutter and position and lead to an undesirable precedent for other similar signs at this location.



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ITEM NO	10			
APPLIC NO	Z/2013/0411/DCA	Demolition w	DATE VALID	10/04/2013
DOE OPINION	REFUSAL			
APPLICANT	P McPeake c/o agent	AGENT	Slemish Design Studio 12 Woodside Park Woodside Road Ballymena BT42 4HG 07842879059	
LOCATION	118 Eglantine Avenue Belfast			
PROPOSAL	Demolition of existing 3 storey building and rear return and replacement with front facade to match existing building and 4 storey rear return to accommodate 7no. 2 bedroom apartments.			
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 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 Malone 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	11			
APPLIC NO	Z/2013/0413/F	Full	DATE VALID	10/04/2013
DOE OPINION	REFUSAL			
APPLICANT	P McPeake c/o agent		AGENT	Slemish Design Studio 12 Woodside Park Woodside Road Ballymena BT42 4HG
LOCATION	118 Eglantine Avenue Belfast			
PROPOSAL	Demolition of existing 3 storey building and return and replacement with 7no 2 bedroom apartments, front facade to be rebuilt as existing with 4 storey return to rear			
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 BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that it would, if permitted, result in harm to the character and appearance of Malone Conservation Area through inappropriate scale, massing and design.
- 2 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and LC 2 of 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	12			
APPLIC NO	Z/2013/0422/F	Full	DATE VALID	12/04/2013
DOE OPINION	APPROVAL			
APPLICANT	Mr & Mrs C Davidson 7 Glenmillan Park Belfast BT4 2JE		AGENT	Natalie Stevenson 8 Manor Farm Crescent Donaghadee BT21 0FE 028 9188 2084
LOCATION	7 Glenmillan Park Belfast BT4 2JE			
PROPOSAL	Demolition of existing rear conservatory. single storey rear extension and widening of existing driveway			
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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