

Document Pack

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



9 August 2013

MEETING OF TOWN PLANNING COMMITTEE

(To which Members of the Development and Health and Environmental Services Committees are invited to attend.)

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room (Room G05), City Hall on Thursday, 15th August, 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. **Major Planning Application under Article 31 - 7 Airport Road (Pages 3 - 18)**

Deputation from representatives of Bombardier.
3. **Routine Correspondence (Pages 19 - 20)**
 - (a) Major Planning Application under Article 31 - Lands at 88 to 104 Andersonstown Road (Pages 21 - 22)
4. **Request for Deputation**
 - (a) Request from Sans Souci Residents' Association

5. **New Applications (Pages 23 - 42)**
6. **Deferred Items Still Under Consideration (Pages 43 - 50)**
7. **Streamlined Planning Applications - Decisions Issued (Pages 51 - 60)**
8. **Schedule of Applications (Pages 61 - 70)**



Belfast City Council

Report to:	Town Planning Committee
Subject:	Article 31 application - Combined Heat and Power (CHP) Generating Station at Airport Road, Belfast
Date:	15 August 2013
Reporting Officer:	Suzanne Wylie, Director of Health and Environmental Services, ext 3260
Contact Officer:	Keith Sutherland, Urban Development Manager, ext 3478

1	Relevant Background Information
1.1	On 13 December 2012, Bombardier Aerospace submitted a planning application (Z/2012/1387/F) to the Department of Environment for the proposed construction and operation of a combined heat and power (CHP) generating station for the treatment of refuse derived fuel (RDF) by gasification at 7 Airport Road, Belfast. A Supporting and Environmental Statement was also submitted.
1.2	The proposed site is currently undeveloped scrub land bounded by a fence. The site is located within Belfast Harbour Estate, an established industrial area and is accessed from Airport Road. Significant land uses in the surrounding area include the George Best Belfast City Airport to the north, Victoria Park to the south and Belfast Lough to the west.
1.3	The proposed CHP plant is designed to convert refuse derived fuel into heat and power for use in the Bombardier site in an effort to reduce their energy costs. It is proposed that surplus will be exported to the National Grid. Further details of the proposal are outlined in Appendix 1.
1.4	On the 26 th March 2013 the Department wrote to the City Council informing them that Article 31 of the Planning (NI) Order 1991 had been applied to the application, designating it as one of major importance as it considers the development if permitted: <ul style="list-style-type: none"> • be of significance to the whole or substantial part of Northern Ireland • affect the whole of a neighbourhood. The notification requested the Council's views on the application and also informed the Council that before the application is determined the Department will either cause a public inquiry to be held before the Planning Appeals Commission or will

	alternatively issue to the applicant a Notice of Opinion indicating how it considers the application should be decided.
1.5	This correspondence (See Appendix 2) was initially considered by this Committee on the 18 th April 2013 and members requested that the applicant attend a future meeting. Members of both the Development and the Health and Environmental Services Committee have also been invited to hear this application.
	<u>Council response to date</u>
1.6	Prior to the application being designated Article 31, the DOE issued a consultation request to the Council's Environmental Protection Unit in January 2013 as part of the statutory consultation process. The Council's Environmental Protection Unit provided a technical response on the 15 th February 2013. (This is attached as Appendix 3)
1.7	On the 26 th February 2013 the Department wrote to the Council requesting that the views of arc21 be sought in respect of this application. arc21 subsequently submitted comments which were forwarded to the Planning Service on the 14 th May 2013.

2	Key Issues
2.1	The team from Bombardier will provide a presentation on the proposal.
2.2	Whilst a technical environmental health response has already been provided to the Planning Service, the DOE is also seeking a fuller Council response as they have now determined that the application will be dealt with under Article 31 of the Planning Order.
2.3	Members are requested to note the content of the presentation and to consider if they would like to request officers to prepare a draft Council response to this application for consideration at a future meeting of this committee.
2.4	Officers from the Council's Health and Environmental Services Department and Planning and Transport team will be present at the meeting should members require any further information.

3	Resource Implications
3.1	No revenue cost

4	Equality and Good Relations Considerations
4.1	There are no specific Equality and Good Relations Considerations attached to this report.

5	Recommendations
5.1	Members are requested to note the presentation regarding the Article 31 application for a Combined Heat and Power Plant at Airport Road. Following the presentation, Members should consider if they would like to request officers to prepare a draft response for the Council to submit in respect of this application for consideration at a future meeting of this committee.

6	Decision Tracking
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7	Key to Abbreviations
	RDF - Refuse derived fuel CHP combined heat and power

8	Documents attached
	Appendix 1 Application details Appendix 2 Article 31 Letter Appendix 3 BCC officer responses to date

Proposed combined heat and power (CHP) generating station for the treatment of refuse derived fuel (RDF) by gasification at Airport Road, Belfast

Development Proposal

On 13 December 2012, Bombardier Aerospace submitted a planning application (Z/2012/1387/F) to DOE for the proposed construction and operation of a combined heat and power generating station for the treatment of refuse derived fuel (RDF) by gasification at 7 Airport Road, Belfast. A Supporting and Environmental Statement was also submitted.

The proposed site is currently undeveloped scrub land bounded by a fence. The site is located within Belfast Harbour Estate, an established industrial area and is accessed from Airport Road. Significant land uses in the surrounding area include the George Best Belfast City Airport to the north, Victoria Park to the south and Belfast Lough to the west.

The accompanying Environmental Statement states that nearest residential area is located approximately 1 Kilometre from the CPH generating station boundary.

Proposed Use

The proposed CHP plant is designed to convert refuse derived fuel into heat and power for use in the Bombardier site in an effort to reduce their energy costs. It is proposed that surplus power will be exported to the national grid.

The refuse derived fuel which consists of non recyclable elements of commercial, industrial and municipal waste will be produced off site with limited processing on site.

The reception hall of the proposed facility has capacity for 3,300 tonnes of RDF which provides sufficient material for five days operation. It is anticipated that the plant will process 240,000 tonnes of RDF per year.

The waste for RDF production will be sourced primarily from treatment plants within the Belfast and surrounding areas. The Environmental Statement states that there is currently sufficient waste locally in the surrounding area to fuel the plant. Furthermore, it is noted that the facility is not reliant on the arc21 Waste Management Group providing waste.

Design

The main CPH building on the site will be approximately 27.7m high, 193.3m in length and 105.5m wide.

Two stacks of approximately 4m diameter will extend to a height of 42m (48mAOD) at the northeast elevation of the building, which is reported in the Environmental Statement as the optimal height and location for the stacks relative to the surrounding environs, air dispersion modelling and proximity to the airport.

Traffic

The existing access road from Airport Road will be extended to provide access. This will comprise a 7.3m wide industrial distributor road to match the existing access roads. The roads will allow access to the building and provide a queuing area for vehicles entering the facility.

RDF arriving at the site will be transported mainly by 32 tonne and 44 tonne gross heavy goods vehicles. It is envisaged that there will be around 49 deliveries per day.

HGV movements are to avoid import and export through the Dee Street Junction between the weekday hours of 7.00am - 9.00am and 4.30pm - 6.00pm.

Car parking for 21 vehicles will be provided on site allowing for 15 cars for operatives and 6 cars for visitors.

Construction Phase

Construction of the facility is expected to take eighteen months. Construction operations are planned to take place between 7.00am and 7.00pm Monday to Friday and 7.30am to 2:30pm on Saturdays. It is noted that certain works may be necessary outside these periods, for example, lifting of chimney sections into place which will be required when the Airport is not operational.

It is also noted that during construction of the stacks it is likely that infringement into the Airport's Inner Horizontal Surface will be required by tall plant or cranes however the Construction Management Plan will be agreed with the George Best City Airport.

Operational Phase

Waste deliveries to the site will generally take place on Monday to Fridays between 9:00am - 4.30pm and on Saturdays between 9.00am - 3.30pm. It is noted that occasional waste deliveries may be necessary outside these periods to ensure adequate fuel supply, but will be set to a minimum.

The operation of the plant is automatic therefore the human input is reduced to minimum.

Following complete combustion of the RDF an ash residue accumulates in a pit at the bottom of a combustion chamber. Fly ash production is expected to be around 1,500 tonnes per annum and will be sent for treatment at an external waste treatment facility with the treated fly ash being landfilled. This process is expected to take place in the UK mainland.

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



Department of
 the Environment
 www.doeni.gov.uk

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

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

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

4/4
 SWCC

Please contact: Mrs Claire Patton
 Direct Line: 02890 416871

Dear Sir/Madam,

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

Location: 7 Airport Road, Belfast, BT3 9DY

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

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

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

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

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

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

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

This application and associated site plans, maps and drawings are available for viewing via the Planning NI Web Portal, www.planningni.gov.uk.

Yours sincerely

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

for Strategic Planning Division

Health and Environmental Services Department

Environmental Health



Our ref: ST/NG/237300
Your ref: Z/2012/1387/F

Being dealt with by: Barbara Fletcher
Ext: 3385
Date: 15/02/2013

Appendix 3

The Divisional Planning Manager
Belfast Area Planning Office
Local Planning Division
Department of the Environment
Bedford House
16-22 Bedford Street
Belfast
BT2 7FD

Dear Sir/Madam

**RE: 7 AIRPORT ROAD, BELFAST, BT3 9DY
CONSTRUCTION AND OPERATION OF A COMBINED HEAT AND POWER GENERATING STATION
FOR THE TREATMENT OF REFUSE DERIVED FUEL (RDF) BY GASIFICATION**

This consultation response considers the proposed construction and operation of a combined heat and power generating station for the treatment of refuse derived fuel by gasification in terms of noise impact, air pollution, ambient air quality, contaminated land and general amenity.

It is understood that the proposed Combined Heat and Power plant is subject to control under the Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2012. Accordingly, this aspect will be considered by the Northern Ireland Environment Agency Industrial Pollution and Radiochemical Inspectorate.

In relation to the above planning application the Environmental Protection Unit of the Health and Environmental Services Department has received and reviewed the following document submitted by the applicant in support of this application:

- An environmental impact statement report prepared by Grontmij titled 'Bombardier *planning application for the construction and operation of a combined heat and power generating station for the treatment of refuse derived fuel (RDF) by gasification*' dated December 2012.

The Unit's technical responses concerning the submitted environmental reports in support of the above proposed are contained within Appendix 1-3 of this document.

APPENDIX 1 – Noise Assessment
APPENDIX 2 – Air Quality Impact Assessment
APPENDIX 3 – Contaminated Land Risk Assessment

Siobhan Toland M.Sc., F.C.I.E.H
Head of Environmental Health

Belfast City Council, Health and Environmental Services Department
The Cecil Ward Building, 4-10 Linenhall Street, Belfast BT2 8BP
Tel: 028 9027 0428 Textphone: 028 9027 0405 Fax: 028 9027 0422
Email: environmentalhealthservice@belfastcity.gov.uk

Consequently, on the basis of the information submitted and in the event that planning permission is to be granted I would request that the following **conditions** are attached:

NOISE:

1. **Prior to commencement of each phase of construction the appointed contractors shall prepare and submit to Planning Service a detailed method statement for the project. This shall include a noise and vibration impact assessment of potential noisy operations and outline mitigation measures proposed. The assessment shall be used to help inform the development of the construction methods. This shall have regard to the potential damage, nuisance or interruption to production at adjacent commercial and industrial activities due to piling operations.**

Reason: Protection of human health

2. **The noise mitigation strategy and mitigation measures as outlined in section 6.0 – 6.2 of the report must be fully incorporated into the development in order to mitigate the impact from process noise.**

Reason: Protection of human health

3. **Prior to operation of the proposed development the applicant must submit to Planning Service a noise verification report which demonstrates the successful implement of the mitigation measures outlined section 6 of the Airshed report. Furthermore the verification report must confirm that the process has no negative impact on the amenity of the nearest residents from noise associated with the process.**

Reason: Protection of human health

CONTAMINATED LAND:

4. **Prior to any development commencing, the applicant must submit a detailed Remediation Strategy outlining the measures to be undertaken to ensure that on-site land and water contamination does not pose a potential risk to human health and that all identified pollution linkages will be demonstrably broken. This detailed Remediation Strategy must be submitted to Planning Service and agreed in writing by Belfast City Council's Environmental Protection Unit prior to any commencement of development for this site. This Remediation Strategy must include as a minimum:**
 - a. **Detailed design of the gas protection measures to be incorporated into the proposed development, including the presentation of relevant venting calculations.**
 - b. **Confirmation of the final development layout and a proposed design / make up for the clean cover to be placed in landscaped areas.**
 - c. **A proposed Verification Plan, including as a minimum proposals for: the supervision of remediation works; any relevant sampling / testing; and relevant record keeping.**
 - d. **The proposed specification of water supply pipes to be used in the development in line with relevant UKWIR guidance.**

Reason: Protection of human health

5. **Prior to the occupation of the proposed development, the applicant shall provide to Planning Service, for approval, a Verification Report in relation to the management of land contamination. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (Commercial). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency.**

This report must demonstrate that the remediation measures outlined in the agreed Remediation Strategy have been implemented.

Reason: Protection of human health

6. **In the event that contamination not previously considered is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.**

Reason: Protection of human health

In relation to contaminated land this Unit requests that the following **informative** is attached to any planning permission granted:

- **CLEAN NEIGHBOURHOODS AND ENVIRONMENT ACT (NI) 2011**

The applicant is advised that the proposed commencement of Part III of the Waste and Contaminated Land (NI) Order 1997 may introduce retrospective environmental liabilities to the applicant following the development of this site. The comments provided by Belfast City Council are without prejudice to any future statutory control which may be required under Part III or any other future environmental legislation. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks. Failure to provide a satisfactory Verification Report may lead to the assumption that the site still poses a risk to human health and it may be subject to further action under forthcoming legislation.

APPENDIX 1 NOISE ASSESSMENT - TECHNICAL RESPONSE FROM BELFAST CITY COUNCIL

Chapter 12 of the above mentioned noise impact assessment report for the proposed CHP generating station considered the effects of the noise from construction, sleep disturbance to local residents, loss of amenity and nuisance from increased noise levels and noise from traffic.

It is noted that the nearest residential areas are located more than 1,000 metres from the proposed development. The main process building will be up to 27 metres in height and will house the waste reception area, gasifiers, flue gas treatment and steam turbines. The Airshed noise report advises the main noise source is potentially from the cooling plant, which will be located outside the process building. This process is to operate 24 hours therefore night time noise is the main cause of concern. It is also noted that noise levels have been predicted using ISO 9613-2 as implemented by Sound Plan 7.1.

The Airshed noise assessment report advises that results from assessment predicted that the worst case noise process levels will be 36dB LA_{r 5 minutes}. The report also advises therefore that the predicated process noise is well below the background noise level 40dB LA₉₀ and the WHO night time criteria of 45 dB LA_{eq 8 hours} at all sensitive receptors.

The Airshed noise report advises that with appropriate mitigation and by containment and specification of quiet external cooling plant, the proposed scheme is predicated to be ≤37dB LA_{eq 1 hours} at all sensitive receptors.

The report concluded that the 'process noise' contribution from the proposed installation is likely to be insignificant at all sensitive receptors subject to the successful implementation of the mitigation measures set out in Section 6.

Further more the Airshed noise report also makes a number of recommendations to minimise the impact of noise and vibration during the construction phase.

APPENDIX 2 – AIR QUALITY IMPACT ASSESSEMENT – TECHNICAL RESPONSE FROM BELFAST CITY COUNCIL

Chapter 10 of the Environmental Impact Assessment and its Appendices describe the Air Quality Impact Assessment for the development. The Assessment addresses air quality impacts connected with the site's permitting as a process under the Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2012 as well as ambient pollution prescribed via the Air Quality Strategy for England, Scotland, Wales and Northern Ireland and Part III of the Environment (Northern Ireland) Order 2002. Permitting of the proposed Combined Heat and Power Plant under the Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2012 will be dealt with by the Northern Ireland Environment Agency Industrial Pollution and Radiochemical Inspectorate.

Part III of the Environment (Northern Ireland) Order 2002 establishes a statutory duty upon Northern Ireland district councils to periodically review, assess and manage air quality for a range of common ambient pollutants. A series of health-based standards for these pollutants, that are designed to protect the public and the environment, are detailed within the Air Quality Strategy for England, Scotland, Wales and Northern Ireland. Accordingly, this Unit's response will focus primarily upon the assessment of ambient pollutants prescribed within the Air Quality Strategy for England, Scotland, Wales and Northern Ireland and the Air Quality Standards Regulations (Northern Ireland) 2010.

The consultant has utilised a combination of Cambridge Environmental Research Consultant's Atmospheric Dispersion Modelling Software Version 4.2 to assess the impact of the Generating Station's industrial emissions and Version 3.1 to assess transport impacts associated the Generating Station's operation. Modelling has been undertaken for 18 relevant receptor locations for both long and short term exposure in accordance with government's Local Air Quality Management Technical Guidance LAQM.TG(09).

Nitrogen dioxide (NO₂) and particulate matter (PM₁₀) background data for the modelling studies has been derived from data published by the Department of Environment, Food and Rural Affairs (Defra). It is assumed that the background data relates to the recently published 2010 dataset.

However, the consultant has stated that there is little information available for ambient heavy metal concentrations in Northern Ireland. It should be noted that Belfast City Council has undertaken ambient heavy metal monitoring at the Belfast Centre AURN site, as part of the UK's Urban Heavy Metals network, since 2008. Monthly data for this site is available for copper, lead, zinc, iron, arsenic, cadmium, chromium, cobalt, nickel, manganese, platinum, selenium and vanadium as well as mercury in PM₁₀ and gaseous mercury. Accordingly, it appears that concentrations of ambient heavy metal pollutants may not have been fully assessed in the Air Quality Impact Assessment in terms of respective target values for total metal content in the PM₁₀ fraction, averaged over a calendar year.

Similarly, concentrations of dioxins, including all 17 toxic 2,3,7,8 polychlorinated dioxin and furan congeners, were assessed at the Belfast Clara Street site as part of the UK's Toxic Organic Micro Pollutants (TOMPS) network from 2001 to 2007. This data could have been interpreted in order to provide a more complete assessment of the impact of the proposed development upon ambient dioxin concentrations.

Notwithstanding these issues, the Unit is satisfied that having regard to the modelling outputs for heavy metals and dioxins, the location of relevant human receptors and local ambient monitoring data, there is little likelihood of the proposed development resulting in exceedences of relevant air quality objectives or European Commission target values.

The consultant has assessed the predicted impact of the proposed Generating Station development on human health in terms of nitrogen dioxide, sulphur dioxide and particulate matter. Modelling was undertaken both for short and longer objectives and the outputs of the modelling have been summarised in the Appendices to the Air Quality Impact Assessment. A modelling sensitivity analysis has also been completed.

Modelling data indicates that the proposed development will result in a modest increase (1mgm^{-3}) in annual mean nitrogen dioxide concentrations as a worst-case scenario. Given that the maximum reported nitrogen dioxide background concentration in the vicinity of the development is around 25mgm^{-3} , there is little likelihood of exceedences of the 40mgm^{-3} annual mean objective at relevant receptors. A similar situation is reported in respect exceedences of the nitrogen dioxide 200mgm^{-3} 1-hour mean objective. Transport impacts of the development have been assessed for the nearby Sydenham By-Pass. The consultant has reported that the increase in the nitrogen dioxide annual mean concentrations associated with the development along the Sydenham By-Pass will be less than 1%.

Sulphur dioxide concentrations have been assessed in terms of the 15-minute mean objective however, it appears that the 1-hour and 24-hour mean objectives have not been considered. The proposed development is projected to add a maximum of 21mgm^{-3} to the 99.9th percentile of 15-minute mean concentrations at relevant receptors. Therefore, given the low concentrations of ambient sulphur dioxide monitored at the Belfast Centre site, this Department is content that the proposed development will be unlikely to give rise to exceedences of the sulphur dioxide 15-minute mean objective at relevant receptors.

Modelling data indicates that the proposed development will result in an increase of around 0.07mgm^{-3} in the annual mean particulate matter (PM_{10}) concentrations. Given that the reported maximum particulate matter background concentration in the vicinity of the development is around 16mgm^{-3} , there is little likelihood of exceedences of the 40mgm^{-3} annual mean objective at relevant receptors. Similarly, maximum 24-hour means are predicted to increase by around 0.03mgm^{-3} at relevant receptors, providing little likelihood of exceedences of the 50mgm^{-3} 90.41th percentile of daily means objective.

A similar situation exists for $\text{PM}_{2.5}$ where maximum annual mean concentrations are predicted to increase by around 0.1mgm^{-3} to around 9.9mgm^{-3} with the proposed development in place. These levels are significantly below the $25\mu\text{gm}^{-3}$ annual mean gravimetric target to be achieved by 2020.

Accordingly, based upon the outcome of the modelling studies, this Department is content that ambient emissions from the proposed Combined Heat and Power Generating Station are unlikely to lead to exceedences of air quality objectives at relevant receptors. As a result, this Department has no concerns regarding the air quality impacts of the development proposal.

APPENDIX 3 CONTAMINATED LAND - TECHNICAL RESPONSE FROM BELFAST CITY COUNCIL

- Chapter 14 (Geology, Ground Conditions and Hydrogeology) of a Grontmij Environmental Statement titled *Planning Application for the Construction and Operation of a Combined Heat & Power Generating Station for the Treatment of Refuse Derived Fuel (RDF) by Gasification – Supporting & Environmental Statements, December 2012*
- Appendix I to Chapter 14 of the above report, titled *Geotechnical and Geoenvironmental Interpretative Site Investigation Report*
- A letter of clarification from Grontmij dated 8th February 2013.

With respect to the risks posed to human health / public health, this Unit makes the following comments:

Preliminary Risk Assessment (PRA)

The PRA identified a number of potential contamination sources relating to the site and the surrounding area, including: engineering works and other industrial facilities; reclaimed land and a refuse site; an electricity substation; and natural alluvial deposits (a possible source of ground gas). The site itself was also found to have been subject to previous unidentified usage. Upon consideration of this, the site's environmental setting and the detail of the proposed development in line with current contaminated land risk assessment guidance (CLR11), Grontmij identified potential pollutant linkages and therefore determined that an intrusive site investigation followed by a Quantitative Risk Assessment would need to be undertaken.

Site Investigation

Subsequently, a generally thorough site investigation was undertaken, comprising: the drilling of 6 boreholes; installation of 10 monitoring standpipes; laboratory analysis of a total of 48 soil samples for a suite of relevant contaminants of concern; laboratory analysis of a total of 32 groundwater samples for a suite of relevant contaminants of concern; and the monitoring of ground gases on a total of 8 occasions.

The site investigation works confirmed the anticipated geological succession beneath the site as comprising made ground overlying natural alluvial and glacial deposits. Groundwater flow was determined to be from the northeast to the southwest.

It is noted that the identified electricity substation, which is present in the southwest corner of the site and which was deemed a potential contamination source in the PRA, was not targeted during the site investigation works. However, justification for this and clarifications on the risks posed by, and to, the substation was subsequently provided.

Quantitative Risk Assessment

Quantitative assessment of the soil data collected during the site investigation, and additional soil data collected during a previous site investigation, using relevant and defensible Generic Assessment Criteria (GAC) for Commercial end uses revealed that relevant GAC were only exceeded in one sample (BH3 at 3.0mbgl).

Exceedences were noted for lead (1130mg/kg vs. a GAC of 750mg/kg), mercury (16.3mg/kg vs. a GAC of 11mg/kg) and asbestos (fibres detected). However, Grontmij concluded that these occurrences were at 'sufficient depth below proposed formation levels to not be of significance to human health'.

Chemical analysis results revealed that shallow groundwater beneath the site is of slightly reduced quality and that deeper groundwater within the natural strata beneath the site, although generally not of reduced quality, was found to contain minor occurrences of PAHs and a small number of VOCs. However, concentrations of all potentially volatile contaminants fell below relevant GAC with respect to the assessment of the risks posed to future site users through vapour release. Grontmij therefore concluded that 'no risk is posed to future site users by the identified VOCs in groundwater'.

Quantitative assessment of ground gas data collected during the site investigation, and additional ground gas data collected during a previous site investigation, using a relevant and defensible assessment methodology (as presented in CIRIA C665) indicated that the gassing regime at the site would be considered to fall under the classification 'Characteristic Situation 4' and, therefore, that 'appropriate ground gas protection measures [should be] included within the development'.

Although no quantitative assessment was undertaken, the report highlighted that construction workers could be exposed to subsurface contaminants during redevelopment works.

Remediation Recommendations

Within Grontmij's *Geotechnical and Geoenvironmental Interpretative Site Investigation Report* outline remediation recommendations are presented. Relevant remediation recommendations with respect to the protection of human health include:

- The incorporation of sufficient gas protection measures into the proposed buildings to protect against a 'Characteristic Situation 4' gassing regime;
- The inclusion of appropriate mitigation measures within construction management health and safety plans to reduce the risk of exposure to site staff to subsurface contaminants; and
- Further reduction of the risk posed to future site users through the emplacement of hard standings and the placement of clean cover to areas of landscaping.

In addition, in relation to the identified risks to the wider environment, this Unit recommends that Planning Service seek the views of the Land & Resource Management, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Ormeau Road, Belfast BT7 2JA.

Yours sincerely,

Barbara Fletcher
Environmental Health Officer
Environmental Protection Unit

Town Planning Committee**Thursday 15 August 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 the proposed Abandonment at Portmore Hill;
- Draft order, location map and Statutory Notice of Intention in relation to the Abandonment of Public Rights of Way, The Shore Road, Belfast (Abandonment) Order (Northern Ireland) 2013; and
- Notification of the intention to amend existing On-Street Electric Vehicles Order.

Taylor Patterson, Chartered Surveyors

- Pre-planning application consultations for mobile phone base station upgrades in various locations throughout the City.

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

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Date: 23rd July 2013
 Your Ref: NI1418
 Our Ref: Z/2013/0685/F
 (Please quote at all times)



DOE

Department of
 the Environment
www.doeni.gov.uk

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

Belfast City Council
 Mr Kevin Heaney,
 Chief Executive Office
 Belfast City Council
 City Hall,
 Belfast

Please contact: Clare Smyth
 Direct Line: 028 9041 6840

Dear Sir/Madam,

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

Location: Lands at 88-104 Andersonstown Road, Belfast, BT11 9AN

Proposal: The re-development of Casement Park to provide a 38,000 seated capacity GAA Stadium, comprising: demolition of the existing facilities; construction of new pitch and stands, incorporating bar/restaurant and ancillary kitchen areas, conference, training and community facilities, including handball courts, ancillary offices, player accommodation and welfare facilities, press/media and broadcast facilities; replacement floodlighting, stadium/event management suite, ground support facilities including electronic display installations, facilities associated with ground maintenance; enhanced access arrangements; coach parking; underground car parking; remediation/replacement of site boundaries; hard and soft landscaping.

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

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

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

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

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

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

This application and associated site plans, maps and drawings are available for viewing via the Planning NI Web Portal, www.planningni.gov.uk.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Cole S J'.

for Strategic Planning Division

Town Planning Committee

15 August 2013



**List of planning applications received by the
Divisional Planning Manager for the period from
23 July until 8 August 2013**

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**Planning Applications deemed valid
For the Period:-23/07/2013 to 08/08/2013**

Count : 62

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0775/F	Change of use from offices to guest house with ground floor restaurant. Proposed change of use of part of ground floor to coffee shop (1,135 sq ft) at Unit 12 Boucher Road Retail park. Coffee shop will be operated during the hours of the next Store and is not independently accessible outside of those hours.	121 University Street Belfast BT7 1HP	Full	08/07/2013	08/07/2013	23/07/2013	Richard Gorman 121 University Street Belfast BT7 1HP	McCreedy Architects 8 Market Place Lisburn BT28 1AN
Z/2013/0794/LDP	Redevelopment of site to provide a 14-storey building comprising replacement Public House, replacement bookmakers and office above	Unit 12 Boucher Road Retail Park Belfast Co Antrim BT12 6HU	LD Certificate Proposed	16/07/2013	16/07/2013	24/07/2013	Next Ltd Desford Road Enderby Leicester LE19 5AT	PBA Roger Tym 93 Candleriggs Glasgow G1 1NP
Z/2013/0802/O		48 to 50 Great Victoria Street and 12-18 Amelia Street Belfast BT2 7BB	Outline	18/07/2013	18/07/2013	25/07/2013	Fischerwick Inns ltd c/o agent	Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX

**Planning Applications deemed valid
For the Period:-23/07/2013 to 08/08/2013**

Count : 62

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0804/F	Alterations to front garden area to provide stepped access to dwelling	16 Sharman Drive Belfast BT9 5HL	Full	19/07/2013	19/07/2013	25/07/2013	Mr C McGarrigle 16 Sharman Drive Belfast BT9 5HL	Turkington Magowan Partnership 101 University Street Belfast BT7 1HP
Z/2013/0805/F	Proposed single storey extension to existing rear return	19 Glendower Street Belfast	Full	19/07/2013	19/07/2013	25/07/2013	Aileen Moynagh c/o 17 Loughmoney Road Downpatrick BT30 7BG	
Z/2013/0806/LDE	Conversion/change of use from 3-storey single family dwelling house to 2no. self-contained flats each with independent access	Flat 1 and 2 7 Deramore Avenue Belfast BT7 3ER	LD Certificate Existing	18/07/2013	18/07/2013	30/07/2013	Mr K Brown 112 Ballyscullion Road Bellaghy Magherafelt BT45 8NA	E.C. Birt 72 Main Street Toomebridge BT41 3NJ
Z/2013/0807/F	Alterations and extension to existing dwelling to provide 3no 2 bedroom apartments to include external fire escape.	51 Fitzwilliam Street Belfast	Full	18/07/2013	18/07/2013	30/07/2013	Hugh Mullian c/o Agent	Slernish Design Studio 12 Woodside Park Woodside Road Ballymena BT42 4HG



**Planning Applications deemed valid
For the Period:-23/07/2013 to 08/08/2013**

Count : 62

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0808/F	Change of use from ground floor retail showroom and offices above (use Classes A1 & A2) to place of worship (sui generis) with ancillary coffee bar, offices & meeting rooms (no external changes)	Blackstaff Studios 2 Amelia Street Belfast BT2 7GS	Full	22/07/2013	22/07/2013	29/07/2013	RCCG Place of Victory Church NI Andras House 60 Great Victoria Street Belfast BT2 7ET	Colin McAuley Planning 2 Millreagh Dundonald Belfast BT16 1TJ
Z/2013/0809/F	Erection of 2 storey rear extension and attic conversion with dormer including balcony to rear to dwelling	80 Stranmillis Gardens Belfast BT9	Full	19/07/2013	19/07/2013	24/07/2013	Mr & Mrs Hayward-Shaw c/o Agent	Greenbrick Architects 51 Malone Road Belfast BT9 6RY
Z/2013/0813/F	Extension of ground floor reception area to include new internal layout and access ramp from car park and alterations to front elevation.	26-34 Antrim Road Belfast BT15 2AA	Full	22/07/2013	22/07/2013	29/07/2013	Care Of Agent	Consarc Design Group Ltd The Gas Office 4 Cromac Quay Belfast BT7 2JD
Z/2013/0814/F	Installation of refrigeration air conditioning plant - 2 separate locations within the service area	Units 5/6 Kennedy Centre 564-568 Falls Road Belfast BT11	Full	19/07/2013	19/07/2013	29/07/2013	Iceland Foods Ltd Second Avenue Deeside Industrial park Deeside CH52NW	RRDS Ltd Brookside farm Nancyderry Abergavenny NP79DP

**Planning Applications deemed valid
For the Period:-23/07/2013 to 08/08/2013**

Count : 62

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0817/F	1 no additional floor to existing 3No. floor office building, to include staircase and lift shaft	371-373 Ormeau Road Belfast BT7 3GP	Full	22/07/2013	22/07/2013	29/07/2013	Hampton Estates- Michael Devlin	McGirr Architects Ltd 670 Ravenhill Road Belfast BT6 0BZ
Z/2013/0818/F	Proposed single storey playschool unit (to replace an existing building)	Cranmore Integrated Primary School 47 Finaghy Road North Belfast BT10 0JB	Full	18/07/2013	18/07/2013	29/07/2013	Cranmore Integratrd PS c/o agent	Knox and Clayton Architects 2A Wallace Avenue Lisburn BT27 4AA
Z/2013/0819/A	Shop fascia sign and projecting sign Erection of single-storey sunroom to rear, two-storey extension to side and internal alterations to existing dwelling.	Beaverbrooks 24 Donegall Place Belfast BT1 5BA	Advertisem ent	22/07/2013	22/07/2013	29/07/2013	Beaverbrooks Adele House St Annes FY8 1RE	Peeling Associates Ltd Pursglove Cottage Low Row Richmond DL11 6PS
Z/2013/0820/F		1 Gransha Parade Belfast BT11 8AR	Full	23/07/2013	23/07/2013	29/07/2013	Lisa Burns 1 Gransha Parade Belfast BT11 8AR	Henry Morgan 583 Donegall Road Belfast BT12 6DX

**Planning Applications deemed valid
For the Period:-23/07/2013 to 08/08/2013**

Count : 62

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0822/A	1no freestanding poster panel 1.8m x 1.2m	Outside no 91 University Road Belfast	Advertisement	23/07/2013	23/07/2013	29/07/2013	BTNI Payphones Ltd Lisburn Telephone Exchange Railway Street Lisburn BT28 1XP	Clear Channel NI Ltd Unit 2 Channel Commercial Park Queens Road Belfast BT3 9DT
Z/2013/0823/LDP	Proposal to extend to the back and side of the property to provide a flat roof kitchen extension and to refurbish the existing flat roof.	9 Sandhill Drive Belfast BT5 6DQ	LD Certificate Proposed	23/07/2013	23/07/2013	30/07/2013	Kay Melloy 9 Sandhill Drive Belfast BT5 6DQ	Sarah Macauley Architect 96 Orby Drive BT5 6AG
Z/2013/0824/F	Retention of use as hot food takeaway	139 Shore Road Belfast BT15 3PN	Full	23/07/2013	23/07/2013	29/07/2013	Ben Najarian 38 Upper road Greenisland BT388RL	Robert Gilmour Architects 64 Haypark Avenue Belfast BT7 3FE
Z/2013/0829/F	Erection of 2 storey rear extension to dwelling	31 St John's Place Belfast BT7 3HA	Full	24/07/2013	24/07/2013	31/07/2013	Carlin c/o agent	

**Planning Applications deemed valid
For the Period:-23/07/2013 to 08/08/2013**

Count : 62

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0830/A	Canvas shop awnings above front entrance and to side	(Ground floor unit extreme LHS) Carroll House 467 Ormeau Road Belfast BT7 3GR	Advertisement	24/07/2013	24/07/2013	29/07/2013	E Bradley c/o agent	Martin Walkington 108 Upper Knockbreda Road Belfast BT6 9QB
Z/2013/0831/F	Demolition of garage and erection of single storey extension.	17 Holland Gardens Belfast BT56EG	Full	24/07/2013	24/07/2013	29/07/2013	Helen and Graeme Finlay 17 Holland Gardens Belfast BT56EG	Jenkinson Architecture The Beach House 2B Manse Road Cloughy Newtownards BT22 1HS
Z/2013/0832/F	Erection of 2 storey rear extension for 2 bedrooms (to include partial demolition of existing single storey rear return)	23a Andersonstown Road Roselands Belfast BT11 9AF	Full	24/07/2013	24/07/2013	07/08/2013	Darren Hamilton 23A Andersonstown Road Roselands Belfast BT11 9AF	

**Planning Applications deemed valid
For the Period:-23/07/2013 to 08/08/2013**

Count : 62

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0833/LDP	Proposed single storey extension to dwelling (existing dwelling already has a current planning permission)	11 Denorrtton Park Belfast BT4 1SE	LD Certificate Proposed	25/07/2013	25/07/2013	31/07/2013	Cathy Pringle 11 Denorrtton Park Belfast BT4 1SE	John Palmer RIBA-Architect The Mount Business Centre 2 Woodstock Link Belfast BT6 8DD
Z/2013/0834/LBC	Replacement of windows along 1 elevation in school.	Seaview Primary School Seaview Drive Belfast BT15 3NB	Listed Building Consent	25/07/2013	25/07/2013	30/07/2013	Seaview Primary School Seaview Drive Belfast BT15 3NB	BELB 40 Academy Street Belfast BT12NQ
Z/2013/0835/F	Housing development consisting of 1no detached dwelling and 3no townhouses (4 dwellings total)	26 Shanccoole Park Belfast BT14 8JQ	Full	25/07/2013	25/07/2013	30/07/2013	Abcord Buildings Services c/o agent	David Mills Architect 109 Carryduff Road Lisburn BT27 6YL
Z/2013/0836/O	Renewal of planning approval Z/2007/1846/f for erection of 11no 2 bedroom apartments and associated parking.	To the rear of Heath Lodge Drive and Lyndhurst Heights Belfast.	Outline	25/07/2013	25/07/2013	30/07/2013	K Campbell c/o agent	O'Hare Associates The Masters House Abby Yard Newry BT34 2EG

**Planning Applications deemed valid
For the Period:-23/07/2013 to 08/08/2013**

Count : 62

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0837/F	Eight bay Insignia type bus shelter to replace existing two bay shelter.	Adelaide Street opposite Donegall Square Mews.	Full	25/07/2013	25/07/2013	01/08/2013	Clear Channel N.I. Ltd Unit 2 Ashbank Channel Commercial Park Queens Road Belfast BT3 9DT	
Z/2013/0838/F	Installation of ventilation grilles in external walls (elevations to Clarence Street and McCavanna's Place) as a consequence of internal re-fit of existing office building (no additional floorspace created)	Department for Employment and Learning Adelaide House 39-49 Adelaide Street Belfast BT2 8FD	Full	25/07/2013	25/07/2013	30/07/2013	Department of Finance and Personnel Properties Division Causeway Exchange 1-7 Bedford Street Belfast BT2 7EG	Department of Finance and Personnel Central procurement Directorate Clare House 303 Airport Road West Belfast BT3 9ED
Z/2013/0839/F	Erection of shop awning and canopy to side, with patio heaters above front elevation	Carroll House No 467 Ormeau Road Belfast BT7 3GR	Full	24/07/2013	24/07/2013	31/07/2013	E Bradley c/o agent	Martin Walkington Architect 108 Upper Knockbreda Road Belfast BT6 9QB

**Planning Applications deemed valid
For the Period:-23/07/2013 to 08/08/2013**

Count : 62

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0840/F	Installation of ATM cash machine into external facade	437 Lisburn Road Belfast BT9 7EY	Full	23/07/2013	23/07/2013	30/07/2013	McGeown Estate Agents 437 Lisburn Belfast BT9 7EY	Povall Worthington c/o 123 Old Holywood Road Belfast BT4 2HQ
Z/2013/0841/O	Proposed development of 19no 2 bedroom apartments with associated site works	120-128 Orby Drive Belfast BT5 6BB	Outline	23/07/2013	23/07/2013	30/07/2013	Orby Properties c/o agent	AMD Architectural Design 8 Canvy manor Drumcanvy Portadown BT63 5LP
Z/2013/0842/F	Erection of a storey and a half extension to side of dwelling.	80 Balmoral Avenue Malone Lower Belfast BT9 6NY	Full	26/07/2013	26/07/2013	01/08/2013	Mr & Mrs P Murnaghan 80 Balmoral Avenue Malone Lower Belfast BT9 6NY	Alistair Scott Design 46 Spring Lane Greyabbey Newtownards BT22 2NA
Z/2013/0843/F	Single storey rear extension to dwelling	10 Haypark Gardens Belfast BT7 3FL	Full	26/07/2013	26/07/2013	01/08/2013	Karen Maguire 10 Haypark Gardens Belfast BT7 3FL	Moore & Joyce 17 Saintfield Road Belfast BT8 6AF

**Planning Applications deemed valid
For the Period:-23/07/2013 to 08/08/2013**

Count : 62

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0844/F	Replace existing phone kiosk with one x BT 6 sheet free standing phone pedestal	Outside no 9 Donegall Square North Belfast BT1 5GB	Full	25/07/2013	25/07/2013	30/07/2013	BT Northern Ireland Lisburn Telephone Exchange Lisburn BT28 1XP	Clear Channel NI Ltd Channel Commercial Park Queens Road BT3 9DT
Z/2013/0845/F	Proposed change of use to Class D1 (a) Medical or Health Services - including alterations and refurbishment works to the interior of the building.	89-91 Academy Street Town Parks Belfast BT1 2LS	Full	24/07/2013	24/07/2013	30/07/2013	The Cathedral Eye Clinic Belfast c/o agent	DIMENSIONS Chartered Architects 1 Montgomery House 478 Castlereagh Road Belfast BT5 6BQ
Z/2013/0846/F	Change of use of ground and first floor from ecclesiastical use to cafe/restaurant use	4 Curtis Street Belfast BT1 2ND	Full	25/07/2013	25/07/2013	30/07/2013	The Uprichards Special Fund 103a Comber Road Killinchy BT23 6PF	David Mills Architect 109 Carryduff Road Lisburn BT27 6YL
Z/2013/0848/A	Shop front fascia sign	Unit 6 Balmoral Plaza Boucher Road Belfast BT12 6HR	Advertisem ent	29/07/2013	29/07/2013	05/08/2013	T J Morris Ltd Axis Business Park Liverpool L11 0JA	Chartwell PM 15 Meridian Business Village Liverpool L24 9LG



**Planning Applications deemed valid
For the Period:-23/07/2013 to 08/08/2013**

Count : 62

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0849/F	Erection of a single storey extension, first floor extension and attic conversion	265 Orby Drive Belfast BT5 6BG	Full	29/07/2013	29/07/2013	02/08/2013	Duckett c/o agent	Waters Edge Architects 5 Garret Rocks Donaghadee BT21 0JR
Z/2013/0850/F	Single storey extension to rear of dwelling	54 Marlborough Park North Malone Lower Belfast BT9 6HJ	Full	29/07/2013	29/07/2013	02/08/2013	Fiona Chambers 54 Marlborough Park North Malone Lower Belfast BT9 6HJ	Dynan Architecture 147 Sandown Road Belfast BT5 6GX
Z/2013/0852/LDE	This house is a house in multiple occupancy and has been since 2002.	46 St Ives Gardens Belfast BT9 5DN	LD Certificate Existing	29/07/2013	29/07/2013	02/08/2013	Mr M Woods	Jackson Graham Associates The Studio 168 Warren Road Donaghadee BT210PJ
Z/2013/0853/F	Proposed brewery	Unit B5 Harbour Court Belfast	Full	24/07/2013	24/07/2013	02/08/2013	Hercules Brewing	Wayne Storey Associates 46 Strand Avenue Holywood BT18 9AW
Z/2013/0857/F	Single storey kitchen extension to rear of existing dwelling	68 Creeslough Park Belfast BT11 9HJ	Full	31/07/2013	31/07/2013	05/08/2013	Mr Damien Lappin	Robert Bryson 18 Gransha Park Belfast BT11 8AU

**Planning Applications deemed valid
For the Period:-23/07/2013 to 08/08/2013**

Count : 62

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0860/F	New Bay window & entrance door to front elevation & 2 storey rear extension.	322 Stranmillis Road Belfast BT9 5EB	Full	31/07/2013	31/07/2013	05/08/2013	MR Paul McIlvanna	Robert Bryson 18 Gransha Park Belfast BT11 8AU
Z/2013/0861/F	Single storey kitchen extension to rear	43 Sunningdale Park North Belfast BT14 6RZ	Full	31/07/2013	31/07/2013	05/08/2013	Martin McDonald 43 Sunningdale Park North Belfast BT14 6RZ	Mullan Architects 32 Creeslough Park Belfast BT11 9HH
Z/2013/0862/A	Shop/office sign	Unit 3B 3rd Floor Boucher Business Studios Glenmachan Place Belfast BT126QH	Advertisem ent	31/07/2013	31/07/2013	05/08/2013	Connect Health Ltd c/o agent	Clear Channel NI Ltd Channel Commercial Park Queens Road Belfast BT3 9DT
Z/2013/0863/A	1no freestanding poster display 1.8m x 1.2m	BT kiosk at Junction Stranmillis Embankment and Stranmillis Road Belfast	Advertisem ent	31/07/2013	31/07/2013	02/08/2013	BT NI Payphones Ltd Lisburn Exchange Railway Street Lisburn BT28 1XP	Consarc Design Group The Gas Office 4 Cromac Quay Belfast BT7 2JD
Z/2013/0864/F	Refurbishment of Lynn Building including reorganising entrance with reduced ground floor level, new ramp to south elevation and new void to first floor	The Lynn Building Queen's University Belfast BT7 1NN	Full	01/08/2013	01/08/2013	06/08/2013	Queen's University Belfast University Road Belfast BT7 1NN	



**Planning Applications deemed valid
For the Period:-23/07/2013 to 08/08/2013**

Count : 62

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0865/F	Alterations to previous planning approval Z/2008/2140/F to provide up-grade & extension of existing natural grass playing pitch, to 3G synthetic grass pitch with perimeter fencing & re-positioning of existing basketball court to provide synthetic surface & floodlighting & perimeter court fence. Also provision of natural grass 5-aside pitch with floodlighting & perimeter pitch fencing.	Aquinas Grammar School 518 Ravenhill Road Belfast BT6 0BY	Full	01/08/2013	01/08/2013	06/08/2013	Aquinas Grammar School 518 Ravenhill Road Belfast BT6 0BY	Farrell Kelly Associates 2 Castle Avenue Castletewellan BT31 9DX
Z/2013/0866/F	Recladding existing contemporary extension, forming new entrance, external steps and ramp, repairs to northern boundary wall.	Queen's University Belfast University Road Belfast BT7 1NN	Full	01/08/2013	01/08/2013	06/08/2013	Queens University Belfast University Road Belfast BT7 1NN	Consrac Design Group The Gas Office 4 Cromac Quay Belfast BT7 2JD

**Planning Applications deemed valid
For the Period:-23/07/2013 to 08/08/2013**

Count : 62

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0867/RM	1no two and a half storey dwelling with associated hard and soft landscaping and adjustments to boundary with Maryville Park	Land to the rear of 62 Myrtlefield Park Belfast BT9 6NG	Reserved Matters	31/07/2013	31/07/2013	07/08/2013	Mr Des Mooney c/o Agent	Des Mooney 20 Linen Mill Grove Edenderry Belfast BT8 8GX
Z/2013/0868/A	Shop sign from fascia mounted fret cut letters	Unit 10 Ormeau Bakery Retail Units Ormeau Road BT7	Advertisement	01/08/2013	01/08/2013	06/08/2013	Brian McKeating c/o agent	Doherty Architects 6 Kinnauld Street Belfast BT14 6BE
Z/2013/0869/LBC	Refurbishment of Lynn building including reorganising entrance with reduced ground floor level, new ramp to South elevation and new void to first floor	The Lynn Buildings Queen's University Belfast BT7 1NN	Listed Building Consent	01/08/2013	01/08/2013	06/08/2013	Queen's University Belfast University Road Belfast BT7 1NN	Consarc Design Group The Gas Office 4 Cromac Quay Belfast BT7 2JD
Z/2013/0870/LBC	Recladding existing contemporary extension, forming new entrance, external steps and ramp. Repairs to northern boundary wall	Queen's University Music Building University Road Belfast BT7 1NN	Listed Building Consent	01/08/2013	01/08/2013	06/08/2013	Queen's University Belfast University Road Belfast BT7 1NN	Consarc Design Group The Gas Office 4 Cromac Quay Belfast BT7 2JD

**Planning Applications deemed valid
For the Period:-23/07/2013 to 08/08/2013**

Count : 62

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0871/F	Erection of fencing and installation of external heating installation equipment	Conway Youth Centre Conway Street Belfast BT13 2DE	Full	31/07/2013	31/07/2013	05/08/2013	Conway Youth Centre c/o agent	Robert Bleakney Architects Ltd 76 Main Street Moira BT67 0LQ
Z/2013/0872/F	Retrospective change of use from an Advice Centre to a residential dwelling	220 Springfield Road Belfast BT12 7DR	Full	31/07/2013	31/07/2013	05/08/2013	Springvale Learning Ltd c/o agent	Big Design Architecture 12 Novara Park (off Belfast Road) Antrim BT41 1PA
Z/2013/0874/F	Ground floor porch and WC extension with disabled access ramp towards Duncairn Gardens, first floor extension to provide a snack area/ meeting room, and office and WCs towards Hillman Street. Internal alterations to include relocation of kitchen.	Patterson Halls 130-132 Duncairn Gardens Belfast BT15 2GL	Full	01/08/2013	01/08/2013	05/08/2013	Fortwilliam and Macrory Presbyterian Church 577 Antrim Road Belfast BT15 3LJ	mcguinness Architects 2 Fortwilliam Gardens Belfast BT15 4BS
Z/2013/0875/A	One freestanding advertising lightbox	90-94 Great Victoria Street Belfast BT2 7BD	Advertisment	02/08/2013	02/08/2013	06/08/2013	Optimum Media Marketing Ltd The Millions Mill Hill Edenbridge TN8 5BU	Optimum Media Marketing 58 Howard Street Belfast BT1 6PJ

**Planning Applications deemed valid
For the Period:-23/07/2013 to 08/08/2013**

Count : 62

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0876/F	New shopfront to existing retail store	Swarovski 39 Castle Lane Belfast BT1 5DB	Full	02/08/2013	02/08/2013	05/08/2013	Gary Jackson Beaverbrooks Adele House St Annes FY8 1RE	Peeling Associates Ltd Pursglove Cottage Richmond North Yorkshire DL11 6PS
Z/2013/0878/DCA	Demolition of existing dwelling.	1a Malone Central Park Belfast BT6 9NP	Demolition within Conservation Area	02/08/2013	02/08/2013	06/08/2013	Nicholas Hill c/o Agent	White & McGowan Architects 10 Craigs Hill Lane Ballynahinch BT24 8JX
Z/2013/0879/F	Alterations to the entrance to existing retail store and alterations to existing roller shutters.	Beaverbrooks 24 Donegall Place Belfast BT1 5BA	Full	02/08/2013	02/08/2013	05/08/2013	Gary Jackson Beaverbrooks Adele House St Annes FY8 1RE	Peeling Associates Ltd Pursglove Cottage Richmond North Yorkshire DL11 6PS
Z/2013/0884/F	Conversion of light industrial unit to safety awareness centre with associated office accommodation to include external alterations	Unit 26 Harbour Court 9 Heron Road Sydenham Business Park Belfast BT3 9HP	Full	02/08/2013	02/08/2013	06/08/2013	Nislec Partnership 2 Alexander Road Belfast BT6 9HH	Amey Built Environment 3rd Floor Lesley Building 61 Fountain Street Belfast BT1 5EX

**Planning Applications deemed valid
For the Period:-23/07/2013 to 08/08/2013**

Count : 62

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/0885/F	Change of use from shop unit to Translink Metro Central Facility with ancillary offices. Associated alterations to Upper Queen Street shopfront to form new level access and entrance	Unit 1 Capital House 1-3 Upper Queen Street Belfast BT1 6FB	Full	02/08/2013	02/08/2013	07/08/2013	Translink 3 Milewater Road Belfast BT3 9BG	Design2Architects 29 Shore Road Holywood Belfast BT18 9HX

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

1

Application Ref Z/2008/0824/F

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

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

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

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

2

Application Ref Z/2010/1713/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.



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

3

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.

4

Application Ref Z/2012/0514/F

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

5

Application Ref Z/2012/0753/F

Applicant Martin McCurry 8 Osbourne **Agent** Hugh Morrison Chartered Architect
Gardens
Belfast
BT9 6LE 120 Balmoral Avenue
Belfast
BT9 6NZ

Location 20 Knockburn Park
BT5 7AY

Proposal Demolition of existing double garage and erection of detached dwelling, along with alterations to existing road access.

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments in that in that it would if permitted result in overdevelopment of the site and would cause unacceptable damage to the residential amenity to number 26 Castleview Road by way of dominance through inappropriate scale and massing.

Council Deferred items still under consideration
Area :- Belfast

6

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

7

Application Ref Z/2012/0938/F**Applicant** S Mallon 61 Circular Road
Belfast**Agent**Jonathan Midleton 15 Sunmount
Park
Dromore
BT25 1BA**Location** 61 Circular Road
Belfast**Proposal** Two storey extension to side of dwelling, new front porch and alterations to vehicle entrance
(Amended Plans)

8

Application Ref Z/2012/1162/F**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**Location** Lands Adjacent to 15 Osborne Park
Belfast
BT9 6JN**Proposal** Erection of single storey dwelling incorporating a garage.

- 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.



**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 Belfast BT7 1HB	Agent	Carson McDowell Murray House Murray Street Belfast BT1 6DN
Location	48 University Street Belfast BT7 1HB		
Proposal	Change of use of ground floor into charity shop (Class A1)		

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

**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/2013/0037/F

Applicant Sarcon c/o Agent **Agent** McGinn Architects Ltd 670 Ravenhill Road
Belfast
BT6 0BZ

Location 444 Ormeau Road
Belfast
BT7 3HY

Proposal Proposed change of use application from retail outlet to the preparation and sale of freshly baked Italian pizzas for consumption off the premises

- 1 The proposed change of use from retail outlet to the preparation and sale of freshly baked Italian pizzas for consumption off the premises would, if permitted be harmful to the living conditions of existing residents through noise, odour, nuisance, and general disturbance resulting in a loss of residential amenity.

14

Application Ref Z/2013/0185/F

Applicant Paul and Karen Crimmins 93 **Agent** McNally Morris Architects 82
Knockbreda Park Stranmillis Road
Belfast Belfast
BT6 0HE BT9 5AD

Location 93 Knockbreda Park
Belfast
BT6 0HE

Proposal Two storey side and rear extension to dwelling. (Amended description)

- 1 The proposal is contrary to Policy EXT1 of Addendum to Planning Policy Statement 7 in that the design is unsympathetic with the built form and appearance of the existing property and will detract from the appearance and character of the surrounding area.
- 2 The proposal is contrary to Policy EXT1 of Addendum to Planning Policy Statement 7 in that it will unduly affect the amenity of neighbouring residents by means of overshadowing and dominance.

15

Application Ref Z/2013/0411/DCA

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 rear return and replacement with front facade to match existing building and 4 storey rear return to accommodate 7no. 2 bedroom apartments.

- 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.



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

16

Application Ref	Z/2013/0413/F		
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		

- 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 it would, if permitted, result in poor outlook for prospective residents.

17

Application Ref	Z/2013/0415/F		
Applicant	Mrs P Gordon c/o Agent	Agent	Dee Agnew 123 Old Holywood Road Belfast BT4 2HQ
Location	Land to the rear of No38 Bristow Park BELfast BT9		
Proposal	New build private dwelling		

- 1 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: "Quality Residential Environments" in that it would, if permitted, result in overdevelopment of the site causing unacceptable damage to the character and appearance of the area due to its inappropriate layout, scale, form, massing and design. The proposal would also be harmful to the living conditions of existing residents through dominance resulting in a loss of residential amenity. The proposed development would therefore fail to create a quality residential environment.

18

Application Ref	Z/2013/0637/A		
Applicant	arc Cafe Ministry 464 Castlereagh Road Belfast BT5 6BH	Agent	Alastair Coey Architects 96 Sydenham Avenue Belfast BT4 2DT
Location	Arc Cafe Orangefield Presbyterian Church 464 Castlereagh Road Belfast BT5 6BH		
Proposal	Shop sign (fascia)		

- 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 scale, proportions, siting on the host building and due to the visual clutter caused by the cumulative effect of the proposal when read with other advertisements on the site.

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Streamlined Planning Applications Decisions Issued

Decision Issued From: 26/07/2013 To: 09/08/2013

Belfast LGD

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0536/A	External landmark, projecting sign and ATM collars	10-15 Donegall Square North Belfast Northern Ireland BT1 5GB	26/07/2013	Lloyds Banking Group Canons House Bristol	Jamie Hay Hillend Industrial Park Dalgety Bay KY11 9HE
Z/2013/0590/F	Conversion of ground floor store and cloak room to W.C. works to include replacing store door with wall and window.	10 Corby Way Belfast BT11 8HY	26/07/2013	NIHE on behalf of G Ginley 10 Corby Way Belfast BT11 8HY	NIHE Property Services Design 10/16 Hill Street Belfast BT1 2LA
Z/2013/0655/F	Retrospective change of use from vacant butchers (early 2007) to taxi depot/radio control office	Windsor Cabs 346 Donegal Road Belfast BT12 6FY	26/07/2013	M M Blackwood 346 Donegal Road Belfast BT12 6FY	
Z/2013/0664/F	Erection of 2.4m high palisade fence around perimeter of vacant site with new 2.4m gate at existing North Queen Street entrance (retrospective)	Site of former Grove Swimming Pool Complex bound by York Road North Queen Street and Grove Place Belfast	26/07/2013	Belfast City Council c/o agent	WDR and RT Taggart Laganwood House New Forge Lane Malone Road Belfast BT9 5NX

Streamlined Planning Applications Decisions Issued

Decision Issued From: 26/07/2013 To: 09/08/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0188/F	Retention of existing shed for storage of building materials during final construction phase of development	'Wolfhill Manor' Mill Avenue Ligonell Belfast BT14	30/07/2013	Red Branch Land Limited c/ o Agent	Brian T. Lavelle 27 Lurgan Road Silverbridge Newry BT35 9NE
Z/2013/0292/F	Construction of new sliding doors to rear of building under existing canopy. DDA access ramp to be installed to rear of building to form the new main entrance.	Grant Thornton Water's Edge Clarendon Dock BT1 3BH	30/07/2013	Grant Thornton UK LLP Water's Edge Clarendon Dock Belfast BT1 3BH	Unispace Global Ltd Unispace House 6-12 Tabard Street London SE1 4JU
Z/2013/0435/LBC	Roof repairs and renewal of roof covering, rationalisation and replacement of the existing roof mounted M+E plant installation. Insertion of a mezzanine in room 401 and installation of roof mounted solar thermal and photovoltaic panels	Parliament Buildings Stormont Belfast BT4 3XX	30/07/2013	Northern Ireland Assembly Parliament Buildings Stormont Belfast BT4 3XX	Hamilton Architects 3 Joy Street Belfast BT2 8LE
Z/2011/1060/F	Erection of two storey rear extension.	347b Albertbridge Road Belfast BT5 4PY	31/07/2013	Patterson Coatings 347b Albertbridge Road Belfast BT5 4PY	Stephen Rogan 43b Newry Street Banbridge BT32 4EA

Streamlined Planning Applications Decisions Issued

Decision Issued From: 26/07/2013 To: 09/08/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0262/F	Proposed change of use from retail to the preparation and sale of hot food	56 Howard Street Belfast BT1 6PJ	31/07/2013	Marlene McGurn Merion Business Centre 58 Howard Street Belfast BT1 6PJ	Wayne Storey Associates 46 Strand Avenue Holywood BT18 9AW
Z/2013/0354/DCA	Timber garage to rear of property to be demolished. Single storey, later addition, currently containing a rear hallway and utility room to be demolished and the property returned to its original footprint. Various walls to rear of property (approx 1.2m High) to be demolished	105 Malone Avenue Belfast BT9 6EQ	31/07/2013	Conor Doyle 105 Malone Avenue Belfast	
Z/2013/0187/F	Extension and alteration to existing, to rationalise layout and provide additional amenities	St Simons Church Hall 4 Nubia Street Belfast BT12 6JZ	01/08/2013	Belfast South Community Resources 127-145 Sandy Row Belfast BT12 5ET	ARCUS Architects Arena Building 85 Ormeau Road Belfast BT7 1SH
Z/2013/0420/F	Single storey extension to rear and side of dwelling with new pitched roof to existing extension	135 Joanmount Gardens Belfast BT14 6NZ	01/08/2013	Esther Neill 135 Joanmount Gardens Belfast BT14 6NZ	Affordable Plans Online 22 Dhu Varren Crescent Belfast BT13 3FL



Streamlined Planning Applications Decisions Issued

Decision Issued From: 26/07/2013 To: 09/08/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0660/LBC	Internal alterations including new coffee dock, break out space, corridor and lobby work to the left of the main entrance, removal of non historic lightweight walls doors, a bar and bar store. Provision of new automated doors, kitchenette, ceiling floor and wall finishes. Raising of door head DG06. Removal of lining in front of windows. Replacement of extract fan.	Stranmillis House Stranmillis University College Stranmillis Road Belfast BT9 5DY	01/08/2013	John Chapman Stranmillis College Stranmillis Road Belfast BT9 5DY	URS Beechill House Beechill Road Belfast BT8 7RD
Z/2013/0154/F	Erection of two storey extension to rear of dwelling and loft conversion including dormer to rear elevation	195 Cliftonville Road Belfast BT14 6JG	02/08/2013	P Magee 195 Cliftonville Road Belfast BT14 6JG	Peter J Morgan 17 Glengoland Crescent Belfast BT17 0JG
Z/2013/0543/F	Two-storey extension to rear of dwelling.	45 Rockmount Street Belfast BT12	02/08/2013	Jeanette McLaughlin 45 Rockmount Street Belfast BT12	Kevin Fennell Design 2a Dorchester Park Belfast BT9 6RH
Z/2012/1175/F	Realignment of the existing link road within the Royal Victoria Hospital estate	Royal Victoria Hospital Grosvenor Road Belfast BT12 6BA	05/08/2013	Belfast Health & Social Care Trust Royal Group of Hospitals Grosvenor Road Belfast BT12 6BA	URS Beechill House Beechill Road Belfast BT8 7RP

Streamlined Planning Applications Decisions Issued

Decision Issued From: 26/07/2013 To: 09/08/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0311/A	Erection of new fascia sign and replace existing roundel logo	Starbucks Coffee Shop UG 38 Victoria Square Belfast BT1 4QG Northern Ireland BT1 4QG	05/08/2013	Lynn Day Starbucks Coffee Company Building 4 Chiswick Park 566 Chriswick High Road London W4 5YE	Evole RPS The Coach House The Grange Business Park Hewish Bristol BS246RR
Z/2013/0379/F	Two storey with part single storey extension to rear.	31 Stockmans Lane Belfast BT9 7JA	05/08/2013	Ms Francis mcCauley	Robert Bryson 18 Gransha Park Belfast BT11 8AU
Z/2013/0390/F	Erection of single storey extension to the rear.	227 Ballygomartin Road Belfast BT13 3NB	05/08/2013	Linda Stewart 42a Lawbrook Avenue Belfast BT13 2QB	Rapport Architects 11-19 Blythe Street BT12 5HU
Z/2013/0450/F	2 storey extension to existing garage and first floor bedroom	14 Old Coach Avenue Belfast BT9 5PY	05/08/2013	Mr & Mrs Mitchell c/o Agent	Sutherland Architects Ltd 10 Cleaver Park Malone Road Belfast BT9 5HX
Z/2013/0458/F	Alterations and single storey extension to rear	81 Broom Street Belfast BT13 3DN	05/08/2013	Mr Samuel Havern 81 Broom Street Belfast BT13 3DN	Architectural Design Partnership 12a Hibernia Street Holywood BT18 9JE

Streamlined Planning Applications Decisions Issued

Decision Issued From: 26/07/2013 To: 09/08/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0648/F	Erection of single storey rear extension	137 Connsbrook Avenue Belfast	05/08/2013	Mr & Mrs Black 137 Connsbrook Avenue Belfast	Tecniplan 40 Mount Merrion Park Belfast BT6 0GB
Z/2013/0421/F	Retrospective application for the erection of a two storey extension to rear with dormer window.	92 Priory Park Belfast BT10 0AG	06/08/2013	Kevin Kerr 92 Priory Park Belfast BT10 0AG	
Z/2013/0426/F	Erection of single storey rear extension to dwelling	39 Onslow Gardens Belfast	06/08/2013	Lynn Magee 39 Onslow Gardens Belfast	Shane Birney Architects Bayview Lodge 2 Clooney Road Londonderry BT47 6TB
Z/2013/0448/F	Two storey rear extension to existing dwelling.	40 Ardenlee Parade Belfast BT6 0AL	06/08/2013	Justin Kerr 40 Ardenlee Parade Belfast BT6 0AL	Workshop 5 Architects 8 The Close Belfast BT10 0GG
Z/2013/0449/A	3 x 48 sheet advertising hoardings	17 Hope Street Belfast BT12 5EE	06/08/2013	Cantua Limited 3 Park Avenue Donaghadee BT21 0EB	
Z/2013/0467/F	Single storey rear extension	4 Strathearn Mews Strandtown Belfast BT4 2QU Co. Antrim N Ireland	06/08/2013	T Upchurch 4 Strathearn Mews Strandtown Belfast BT4 2QU	'Living Stone' Architects 42(B) Seaciff Road Bangor BT20 5EZ

Streamlined Planning Applications Decisions Issued

Decision Issued From: 26/07/2013 To: 09/08/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0472/F	Proposed single storey kitchen/utility room extension to rear and side, new WC window	7 Bristow Park Belfast BT9 6TF	06/08/2013	L Coulter 7 Bristow Park Belfast BT9 6TF	Brian Small Design 79 Rosetta Road Belfast BT6 0LR
Z/2013/0474/F	Single storey rear extension, to extend kitchen and add utility and wash rooms	3 Rathgar Street Belfast BT9 7GD	06/08/2013	Geoffrey A McCartney 3 Rathgar Street Belfast BT9 7GD	Seamus Donnelly 80a Mountjoy Road Aughrimderg Coalisland BT71 5EF
Z/2013/0476/F	Single storey bedroom, shower room and lobby extension to side of dwelling	4 Comber Court Belfast BT5 4TN	06/08/2013	Claire Keating 4 Comber Court Belfast BT5 4TN	Philip Cullen 28 Downshire Road Belfast BT6 9JL
Z/2013/0516/F	Erection of single storey side and single storey rear extension	44 Sydenham Avenue Strandtown Belfast BT2 2DR	06/08/2013	Adam and Nuala Smyth 44 Sydenham Avenue Strandtown Belfast BT4 2DR	
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	06/08/2013	Joan Rainey 37a Malone Park Belfast	APS Architects Unit T3 CEC Sandholes Road Cookstown BT80 9LU

Streamlined Planning Applications Decisions Issued

Decision Issued From: 26/07/2013 To: 09/08/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0528/F	Extension to side of building for palette storage	28 Ballymacarrett Road Belfast BT4 1BT	06/08/2013	Blackthorn Foods 28 Ballmacarrett Road Belfast BT4 1BT	
Z/2013/0628/F	Proposed first floor extension to rear to form new bathroom	35 Jocelyn Avenue Ballymacarrett Belfast BT6 9AX	06/08/2013	Asleigh Kearns 7 Demense Park Holywood BT18 3NA	Premier Building Design Ltd 1st Floor Unit 3 27 Wilace Avenue Lisburn BT27 4AE
Z/2013/0444/F	Proposed single storey extension to side and rear of dwelling	73 Coolhasilla Park West Belfast BT11 8JT	07/08/2013	Barry Mohan 73 Coolhasilla Park West Belfast BT11 8JT	Architectural Design Partnership 12a Hibernia Street Holywood BT18 9JE
Z/2013/0169/F	Change of use and alterations to ground floor and first floor to retail unit	36 Clifton Street Belfast BT13 1AA	08/08/2013	Martin McAllister Wear to Work 32-34 Clifton Street Belfast BT13 1AA	Thomas Wilson 88 Curran Road Larne BT40 1BX
Z/2013/0237/A	Wall mounted advertising panel (6.54m x 3.52m)	135 Cromac Street Belfast BT2 8JE	08/08/2013	J C Deaux Unit 15 Kilwee Business Park Upper Dunmurry Lane Belfast BT17 0HD	Streams Architectural Design The Courtyard 38 Scotch Quarter Carrickfergus BT38 7DP

Streamlined Planning Applications Decisions Issued

Decision Issued From: 26/07/2013 To: 09/08/2013

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0349/F	New boundary treatment increasing wall to 2.4m high and including single access gate	Boundary between 1 and 3 Battenberg Street rear of 3 5 and 7 Battenberg Street and vacant lands to rear of NI Supports Club off Lanark Way BT13	08/08/2013	Fold Housing Association LTD	JNP Architects 2nd Floor Alfred House Belfast BT2 8ED
Z/2013/0401/F	Roofspace conversion.	6 Creeslough Walk Belfast BT11 9HN	08/08/2013	Bronagh Brown 6 Creeslough Walk Belfast BT11 9HN	
Z/2013/0456/F	Single storey rear extension	1 Norfolk Drive Belfast	08/08/2013	Mr McLaughlin 1 Norfolk Drive Belfast	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB

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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 15/08/2013

ITEM NO	1			
APPLIC NO	Z/2011/1474/F	Full	DATE VALID	13/12/2011
DOE OPINION	REFUSAL			
APPLICANT	Elizabeth Ann McCartney 20 Greer Park Avenue Belfast BT8 7YF		AGENT	
				NA
LOCATION	246 Ormeau Road BT7 2FZ			
PROPOSAL	Change of use from sandwich bar with deliveries to hot food restaurant/takeaway with deliveries			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	1	0
			Addresses	Signatures
			5	7
			Addresses	Signatures
			0	0

- 1 The proposed change of use to a restaurant/hot food takeaway with deliveries 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.
- 2 The proposal is contrary to the Departments' Planning Policy Statement 5: Retailing and Town Centres and associated Development Guidance Note 1K: Control of Hot Food Bars on the Ormeau 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.



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

ITEM NO	2			
APPLIC NO	Z/2012/0548/F	Full	DATE VALID	11/05/2012
DOE OPINION	REFUSAL			
APPLICANT	Cathryn Harris 29 Cranmore Park Belfast BT9 6LF		AGENT	Rush & Company Limited 7 Upper Malone Road Belfast BT9 6TD 02890668669
LOCATION	29 Cranmore Park Belfast BT9 6JF			
PROPOSAL	Demolition of garage & erection of detached garage and store			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy BH12 of 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 Malone Conservation Area through inappropriate scale and height resulting in visual dominance and would set a precedent for further such inappropriate development in the locality.



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

ITEM NO	3			
APPLIC NO	Z/2013/0018/O	Outline	DATE VALID	09/01/2013
DOE OPINION	REFUSAL			
APPLICANT	Ms U Maguire	AGENT	Robert Bryson 18 Gransha Park Belfast BT11 8AU 028 9060 0419	
LOCATION	Site adjacent to 71 Dermott Hill Road Belfast BT12 7GB			
PROPOSAL	Proposed 1 no. new two storey detached 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 Planning Policy Statement (PPS) 3, Access, Movement and Parking, Policy (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.
- 2 The Department has received insufficient information as required under Article 7 (4) of the Planning General Development Order (NI) 1993 to enable it to (1) ensure that the site is, or can be made suitable for the proposed development in relation to potential contamination; (2) ensure that the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing properties in terms of overlooking, overshadowing, noise or other disturbance in accordance with Planning Policy Statement 7.
- 3 The proposal is contrary to Planning Policy Statement 1: General Principles and Planning Policy Statement 7: Quality Residential Environments Policy QD 1 (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 on this prominent corner site and offers a poor quality of environment for future residents and residents of No 71 Dermott Hill Parade.



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

ITEM NO	4			
APPLIC NO	Z/2013/0126/F	Full	DATE VALID	04/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Stephen McCormick c/o agent		AGENT	Peter J Morgan 17 Glengoland Crescent Dunmurry BT17 0JG 07823881417
LOCATION	4a b and c Locksley Drive Upper Lisburn Road Belfast BT9			
PROPOSAL	Demolition of existing warehouses and the construction of 2no detached dwellings			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	5			
APPLIC NO	Z/2013/0257/F	Full	DATE VALID	26/02/2013
DOE OPINION	REFUSAL			
APPLICANT	James Braniff c/o agent		AGENT	Patrick McVarnock 16 Finaghy Road North Belfast BT10 0JA 07720407424
LOCATION	14 Ballygomartin Road Belfast BT13 3LD			
PROPOSAL	Change of use of ground floor from class D1;community and cultural uses to premises for sale of hot food for consumption off the premises, with provision of new shop front			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposed development would, if permitted, harm the living conditions of the residents of 16 Ballygomartin Road by reason of noise, odours, nuisance, litter and general disturbance.

ITEM NO	6			
APPLIC NO	Z/2013/0416/F	Full	DATE VALID	11/04/2013
DOE OPINION	APPROVAL			
APPLICANT	Geraldine Mohan 39 Ava Gardens Belfast BT7 3BW		AGENT	NA
LOCATION	39 Ava Gardens Belfast BT7 3BW			
PROPOSAL	Erection of single storey side extension (retrospective)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	7			
APPLIC NO	Z/2013/0441/F	Full	DATE VALID	17/04/2013
DOE OPINION	APPROVAL			
APPLICANT	Everything Everywhere and H3G Ltd Hatfield Business Park Hatfield Hertfordshire AL10 9BW		AGENT	Harlequin Group 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 02890 823660
LOCATION	Existing telecoms installation rooftop of Ross House Mount Vernon Road Fortwilliam Belfast Co Antrim BT15 4AX			
PROPOSAL	Installation of 1no 600mm transmission dish			
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	8			
APPLIC NO	Z/2013/0475/F	Full	DATE VALID	29/04/2013
DOE OPINION	APPROVAL			
APPLICANT	Peter and Joanne Jordan 17 Cleaver Park Malone Belfast BT9 5HX		AGENT	Dimensions Chartered Architects 1 Montgomery House 478 Castlereagh Road Belfast BT5 6BQ 02890705965
LOCATION	17 Cleaver Park Malone Belfast BT9 5HX			
PROPOSAL	External alterations and two storey side and rear extension			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	2	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	9						
APPLIC NO	Z/2013/0609/A	Advertiseme		DATE VALID	03/06/2013		
DOE OPINION	REFUSAL						
APPLICANT	Lidl NI Nutts Corner Crumlin BT29 4SR			AGENT	Consarc Design Group 4 Cromac Quay Belfast BT72JD 028 9082 8400		
LOCATION	Lidl Store 188+194-196 Shore Road Belfast BT15 3QA						
PROPOSAL	Proposed linear sign mounted to existing metal palisade fencing.						
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions		
	0	0	0		0		
			Addresses	Signatures	Addresses	Signatures	
			0	0	0	0	

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 'Control of Outdoor Advertisements' in that its position would, if granted, harm the amenity of the area due to its close proximity, inappropriate scale and form and would detract from the character and appearance of the surrounding area.