

Document Pack

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



6 December 2013

MEETING OF TOWN PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room (Room G05), City Hall on Thursday, 12th December, 2013 at 4.30 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully

PETER McNANEY

Chief Executive

AGENDA:

1. **Routine Matters**
 - (a) Apologies
 - (b) Minutes
 - (c) Declarations of Interest
2. **Schedule of meetings for 2014 (Pages 3 - 4)**
3. **Routine Correspondence (Pages 5 - 6)**
4. **Request for Deputations**
5. **Reports and Correspondence**
 - (a) Major Planning Application under Article 31: 7 Airport Road (Report to follow.)
 - (b) Response from Planning Service: 322 Stranmillis Road (Pages 7 - 8)

- (c) Management Board Referral: 21 to 23 Victoria Street and 45 to 51 Waring Street (Pages 9 - 10)
 - (d) List of Buildings of Special Architectural or Historic Interest: Mountpottinger Presbyterian Church Hall (Pages 11 - 16)
 - (e) Response from Translink (Pages 17 - 18)
6. **Streamlined Planning Applications - Decisions Issued (Pages 19 - 32)**
 7. **Deferred Items Still Under Consideration (Pages 33 - 40)**
 8. **New Applications (Pages 41 - 62)**
 9. **Reconsidered Items (Pages 63 - 66)**
 10. **Schedule of Applications (Pages 67 - 84)**



Belfast City Council

Report to:	Town Planning Committee
Subject:	Schedule of Meetings 2014
Date:	12 December 2013
Reporting Officer:	Mrs P Scarborough, Democratic Services Section, ext 6003
Contact Officer:	Mrs P Scarborough, Democratic Services Section, ext 6003
1.0	Purpose of Report
1.1	To advise the Committee of the dates and times of the meetings of the Town Planning Committee for 2014.
2.0	Key Issues
2.1	Members will be aware that the monthly meetings of the Town Planning Committee are normally held at 4.30 pm on the 2nd and 4th Thursday of each month.
2.2	However, due to the holiday periods and the timing of the monthly Council meetings and, in order to assist with the decision-making process, it has been necessary on occasions to reschedule some of the meetings.
2.3	A list of the meetings for the beginning of 2014 is set out hereunder: January, 23rd February, 6th and 20th March, 6th and 20th April, 3rd and 17 th May, 8th
2.4	With the Local Government Elections taking place on 22nd May next year, it has only been possible to schedule dates for Committee meetings up until that date. After the Election, it will be a matter for any newly-formed Committee to determine its future meeting dates and times.
3.0	Resource Implications
	None associated with this report.

4.0	Equality Implications
	None associated with this report.
5.0	Recommendations
5.1	Committee is asked to approve the schedule of meetings for the beginning of 2014.
6.0	Decision Tracking
Following approval of the dates of the meetings by each of the Committees, a bound copy of the schedule will be issued and the website updated accordingly.	
7.0	Documents Attached
None	

Town Planning Committee**Thursday 12 December 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 provision of a disabled parking bay at 270 Tennent Street;
- Notification of the proposed amendment to the existing traffic calming scheme at Chichester Park North;
- Draft Order and Statutory Notice in relation to the Andersonstown Road (Abandonment) Order (Northern Ireland 2014); and
- The operative date for the Statutory Rule in relation to the Galwally Avenue (Abandonment) Order (Northern Ireland) 2013.

Northern Ireland Housing Executive

- Confirmation of the extinguishment orders in relation to the following:
 - Edith Street, Extinguishment of Public Right of Way Order Number 1, 2013;
 - McDonnell Street, Extinguishment of Public Right of Way Order Number 2, 2013;
 - Lenadoon Estate, Extinguishment of Public Right of Way Order Number 20, 2013; and
 - Agnes Street, Extinguishment of Public Right of Way Order Number 2, 2013;

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

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Your Ref:

Our Ref: Z/2013/0860/F



Mr P McNaney
 Chief Executive
 Belfast City Council
 City Hall
 Belfast

Chief Executive's Office		
Date	21/11/13	
Seen by	CX	
Referred to		
ACX	Corp Comms	Dem Serv.
GR	SPP	Bus Supp.
Dev	F&R	H&ES
P&L	P&P	Other
Ref	75160	

Belfast Area Planning Office
 Bedford House
 16-22 Bedford Street
 Belfast
 Town Parks
 BT2 7FD

Direct Line: 028 90 252801
Date: 19 November 2013

Dear Mr McNaney

**PROPOSAL: NEW BAY WINDOW & ENTRANCE DOOR TO FRONT ELEVATION AND
 2 STOREY REAR EXTENSION**

ADDRESS: 322 STRANMILLIS ROAD, BELFAST

The above planning application was included on the schedule of applications to the Town Planning Committee on 3 October 2013 with an opinion to approve planning permission. The application was deferred for an office meeting which took place on 9 October 2013 and after further consideration was returned to the Town Planning Committee again on 17 October 2013 with the opinion unchanged. The application was voted against and it was then presented to the Full Council Meeting on 4 November 2013. Council voted to reject the Department's opinion to approve.

This application was assessed under the relevant planning policy relating to house extensions and meets the criteria as set out. Objections from neighbours have also been fully considered in respect of overlooking, over shadowing and proximity of the development to neighbouring property and the Department consider that the proposed would not result in a significant impact on residential amenity.

In addition, under a previous approval the existing dwelling has permission to be demolished and replaced, this current application is considered a lesser scheme.

Taking these matters into consideration, the Department remains of the opinion that the proposed development is acceptable. I would advise you that a decision to approve the application will be issued within the next few days.

Yours sincerely

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C E McILWAINE

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Department of
the Environment
www.doeni.gov.uk

Director of Local Planning Division

Ms Petra Scarborough
Democratic Services Section
Belfast City Council
Chief Executives Department
City Hall
Belfast
BT1 5GS

1st Floor
Orchard House
40 Foyle Street
Londonderry
BT48 6AT

Telephone: (028) 71319741

Email: Fiona.mccandless@doeni.gov.uk

Your Ref: Z/2011/0486/F &
Z/2011/0547/DCA

Our Ref:

Date: 22 November 2013

Dear Ms Scarborough

Management Board Referral Z/2011/0486/F & Z/2011/0547/DCA

Z/2011/0468/F: Demolition of existing 4 storey building and erection of new 7 storey building comprising 56 No. Small unit/studio apartments & 2 No. Retail units at ground floor (Amended plans) and Z/2011/0547/DCA: Demolition of existing 4 storey commercial building at 21 to 23 Victoria Street and 45 to 51 Waring Street

I refer to the above application, which your Council, at its meeting on 3rd October 2013, decided to refer to the Department's Management Board for reconsideration.

Applications referred to the Management Board must in the first instance relate to '*significant developments*' and meet one or more of the criteria set out in Departmental Guidance for Councils on the Operation of the Management Board Referral Process, which issued May 2007. Current advice on what constitutes '*significant development*' identifies 5 types of development proposals. The closest category to the proposed development is: *Large scale housing proposals*.

Turning to the above applications for the erection of 56 no. Apartments & 2 no. Retail Units including the demolition of the existing four storey building. Within the context of Belfast urban area, the proposed scheme could only be considered medium scale. In the strategic context of Belfast Metropolitan Area Plan, the proposed development is insignificant. As the proposal fails to meet the referral guidance in respect to '*significant development*', it would be inappropriate for the Management Board to reconsider these applications.

In these circumstances, the applications will now be returned to the Area Planning Office for a decision to issue in line with the opinion presented to Council.

Yours sincerely

Fiona McCandless

FIONA McCANDLESS

Director of Local Planning Division

ADVANCE NOTICE OF LISTING

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

Chief Executive's Office		
Date	21/11/13	
Seen by CX		
Referred to		
ACX	Corp Comms	Dem Serv.
GR	SPP	Bus Supp.
Dev	F&R	H&ES
P&L	P&P	Other
Ref	75161	

Tel: (028) 9054 3058

Our Ref: HB26/06/004B

Date: 15 November 2013

Dear Sir/Madam

**RE: Mountpottinger Presbyterian Church Hall & Lecture Room,
 Castlereagh Street, Belfast, County Antrim**

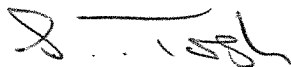
LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

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

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

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

Yours faithfully



STEVEN TOSH

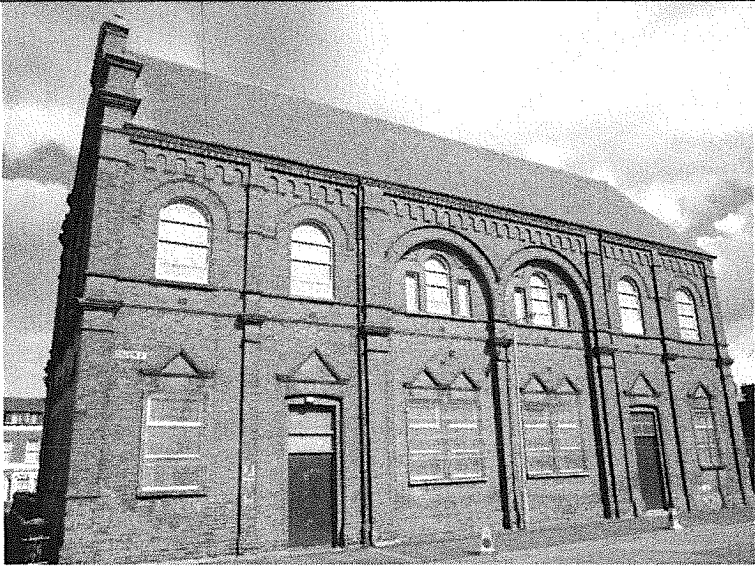
Enc Second Survey DC Report

LB3 – Advance Notice of Listing



**Second Survey Database
District Council Consultation Report**

HB26/06/004 B

Address Mountpottinger Presbyterian Church Hall & Lecture Room Castlereagh Street Belfast County Antrim	HB Ref No HB26/06/004 B
Extent of Listing Hall	
Date of Construction 1880 - 1899	
Townland Ballymacarret	
Current Building Use Hall	
Principal Former Use Hall	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	130/14
Industrial Archaeology	No	NIEA Evaluation	B2	IG Ref	J3562 7374
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No			HGI Ref	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

A two-storey Victorian Church Hall and former lecture room dated 1893, built to the designs of Thomas Roe. Rectangular in plan form. Located off Castlereagh Street in east Belfast. The Hall adjoins a Presbyterian Church, constructed in 1869 and built to the designs of architect William Hastings.

Pitched natural slate roof; cast-iron ogee gutters and circular downpipes. Red brick walling laid to Flemish bond with terracotta mouldings with decorative eaves detail; square headed ground floor windows surmounted by terracotta pediment drip moulding; round-headed first floor windows with continuous drip moulding. Main entrance doors are double-leaf diagonally sheeted timber doors set into camber arched opening with chamfered surrounds.

The principal elevation faces southwest and is symmetrically arranged. The façade comprising a pilastered façade with decorative eaves detail; square headed ground floor windows surmounted by terracotta pediment drip moulding; round-headed first floor windows with continuous drip moulding. Recessed central bays embraced by full-width round-headed arches; paired ground floor windows with Palladian style first floor windows. Two sets of double-leaf diagonally sheeted timber doors set into camber arched opening with chamfered surrounds.

The left gable is four bays deep and is surmounted by a diminutive pediment bearing the date "1893" with "LECTURE HALL" inscribed on the frieze below. The appearance matches the principal elevation in detailing with decorative eaves detail; three round-headed Palladian style first floor windows with continuous drip moulding; Square headed ground floor windows surmounted by terracotta pediment drip moulding. The far left bay is partially abutted by a two storey church.

The rear elevation gable faces northeast and is abutted by a Romanesque-style six-bay two-storey church erected 1869. Its general appearance is red brick walling with varying mouldings. The principal gable faces northeast and is symmetrically arranged. Highly decorative façade. Raked coping and string course. Brick pilasters surmounted by squat moulded pinnacles. Single-storey lean-to porch with diminished side doors flanked by angled buttresses. Three round-headed first floor windows; central window deeply recessed within a narrow breakfront flanked by decorative buttresses rising above the upper cornice course and conjoined by a deep projected segmental-arched canopy. The left elevation is four bays deep. The right bay is a continuation of the front façade and is abutted by a two-storey curved stair-well with decorative machicolations and having a conical roof and plain windows; moulded brick reveals and chamfered stone cills and heads. Drop corbelled eaves with cogged course; ogee moulded gutters with downpipes centred on buttresses. The far left bay is partially abutted by a modern flat-roofed extension of no interest

The right elevation of the church hall is very plain with no detailing, partially abutted by a modern flat-roofed extension of no interest.

Setting:

The church hall is situated directly on the street and is a prominent feature in a largely two-storey terraced Victorian and modern residential setting. The site is bounded by paving immediately to the North and South west sides of the Hall. Further terraces lines the streets to the sides with industrial units located on the North West end of the site, opposite the Hall.

Roofing:	Natural slate
Walling:	Red-brick/sandstone
Windows:	Replacement Timber casement windows
RWG:	Cast-iron

Interior Overview

Interior surveyed on 15.04.2013

Architects

Historical Information

The Annual Revisions record that construction of Mountpottinger Presbyterian Church on Castlereagh Street was completed by 1869 when it first appeared in the valuation books, valued at £180. The church remained at this value until 1906 when it was reduced to £160 (Ormeau Ward was first valued separately from the rest of central Belfast in 1906); this decrease in value occurred despite the renovation of the church c. 1903 when a new heating system was installed by Watt & Tulloch (Irish Builder, Vol. 45, 21 May 1903, p. 1765).

Between the construction of the church and its renovation, the Church Hall and lecture room was constructed to the rear of the building in 1893. This church hall was designed by Thomas Roe who was

**Second Survey Database
District Council Consultation Report**

HB26/06/004 B

active in Belfast between approximately 1893 and 1901 (Roe designed Portadown Town Hall in 1889 and a number of other buildings throughout Ulster under the partnership name T. & R. Roe); the new hall was constructed at a cost of £1,373 2s. 8d. with Campbell & Lowry contracted as builders (Irish Builder, Vol. 35, 15 Mar 1893, p. 73; Dictionary of Irish Architects).

The value of the church remained at £160 until the end of the Annual Revisions in 1930; however, by the First General Revaluation of Northern Ireland in 1935 the value of the church and its hall was recalculated at £350. The second revaluation of the church did not take place until after the Second World War; by 1956 the value of the church had risen further and stood at £790, however under the 1957 Rent and Valuation Act this was reduced to £630 at which it remained until the end of the revaluation in 1972.

During the 20th century the congregation of Mountpottinger Presbyterian Church continued to grow hence the use of the adjoining Hall. The immediate area has been extensively redeveloped resulting in a decrease in the number of churchgoers; Mountpottinger Presbyterian Church was listed in 1987 and in 2006 the family membership numbered approximately 185 (Kirkpatrick, p. 168).

References

Primary Sources

1. PRONI VAL/12/B/43/A/7 – Annual Revisions 1863-1881
2. PRONI VAL/12/B/43/A/17 – Annual Revisions 1882-1896
3. PRONI VAL/12/B/43/A/31 – Annual Revisions 1897-1905
4. PRONI VAL/12/B/43/K/4 – Annual Revisions 1906-1915
5. PRONI VAL/12/B/43/K/8 – Annual Revisions 1915-1930
6. PRONI VAL/3/B/3/25 – First General Revaluation of Northern Ireland 1935
7. PRONI VAL/4/B/7/24 – Second General Revaluation of Northern Ireland 1956-1972
8. Irish Builder, Vol. 10, 1 Jun 1868; Vol. 35, 15 Mar 1893; Vol. 45, 21 May 1903.
9. Belfast Newsletter (2010)

Secondary Sources

1. Larmour, P., 'Belfast: An illustrated architectural guide' Belfast: Ulster Architectural Heritage Society, 1987.
2. Kirkpatrick, L. 'Presbyterians in Ireland: An illustrated history' Dublin: Booklink, 2006.
3. First Survey Record – HB26/06/004 (1987)

Online Resources

1. Dictionary of Irish Architects - <http://www.dia.ie>

Criteria for Listing

Architectural Interest

- A. Style
- B. Proportion
- C. Ornamentation
- K. Group value

Historical Interest

- V. Historical Association/Authorship
- Y. Social Importance
- X. Local Interest

Evaluation

A late Victorian, Romanesque-style, gable-ended, six-bay, two-storey hall & former Lecture Room erected in 1893. Built to the designs of architect Thomas Roe, it's general appearance is Flemish bonded red-brick walling with terracotta mouldings. The principal elevation faces southwest comprising a pilastered facade and decorative eaves detail; square headed ground floor windows surmounted by terracotta pediment drip moulding; round headed first floor windows with a continuous drip moulding. Recessed central bays embraced by full-width round headed arches: paired ground floor windows with

**Second Survey Database
District Council Consultation Report****HB26/06/004 B**

Palladian style first floor windows. The left gable is surmounted by a diminutive pediment bearing the date "1893" with "LECTURE HALL" inscribed in the frieze below. Externally the building has retained much of its original character and detail and complements the architectural character of the adjoining church. Mountpottinger Presbyterian Church Hall remains in use and is of considerable social importance and interest to the local community. It also has group value with the adjoining church (HB26/06/004A).

Replacements and Alterations

Inappropriate

If inappropriate, Why?

Modern flat roof extension to right gable detracts from its interest

General Comments

Additional listing criteria apply - R - Age and S - Authenticity

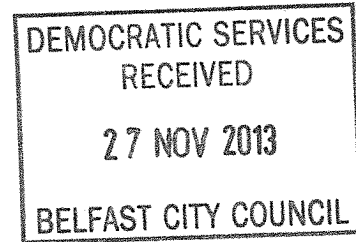
Monitoring Notes – since Date of Survey

Date of Survey 11/04/2011

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Our Ref. PON/jcd

26 November 2013



Ms. P. Scarborough
Democratic Services Section
Belfast City Council, Chief Executive's Department
City Hall
BELFAST
BT1 5GS

Dear Ms. Scarborough,

I refer to your correspondence of 5 November 2013 to our Group Chief Executive, Catherine Mason. Mrs. Mason has asked me to respond on her behalf in relation to the issue which you raised.

We have been aware of concerns raised by elected members in relation to access/egress to the City Hall to/from the gated entrance on Donegall Square South since the 'Belfast on the Move' traffic management measures were introduced.

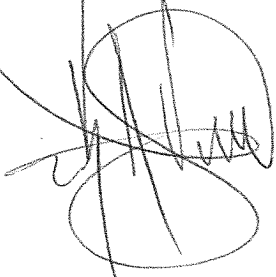
Translink representatives were involved in the Belfast City Centre Change Working Group and provided input to the designs that became part of Belfast on the Move. There was considerable debate around the siting of the bus gate to allow buses to move across from the near-side lane on May Street/Donegall Square South to the off-side lane to access Donegall Square West. This location was deemed by DRD to be the best option, bearing in mind the future requirements of the planned Belfast Rapid Transit scheme, and also taking into consideration the vehicular as well as pedestrian movements that still had to be catered for at the Donegall Square East/May Street and Adelaide Street/Donegall Square South junctions.

It is accepted that there is a level of benefit for all buses in using the bus gate in the peak periods, irrespective of whether or not they originate from May Street or Donegall Square East, and Metro drivers have been instructed to do so. However, this advantage is not as clear cut in the off-peak.

That said, buses must retain the flexibility of passing on either side of the bus gate, as ultimately Metro services 3, 4, 5 etc. need to position themselves to access the departure points in Donegall Square West and need to be in the off-side bus lane on Donegall Square South between its junctions with Linenhall Street and Donegall Square West.

I trust the foregoing is helpful and thank you for your interest in this project.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Philip O'Neill', written over a circular scribble.

PHILIP O'NEILL
CHIEF OPERATING OFFICER

Streamlined Planning Applications Decisions Issued

Decision Issued From: 11/13/2013 To: 12/4/2013 1

Belfast LGD

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/1405/F	Retrospective change of use from terraced house to two apartments.	26 Salisbury Avenue Belfast BT15 5AS	11/14/13	Robert McLaughlin 26 Salisbury Avenue Belfast BT15 5DY	Paddy Byrne Architects 108 Appleton Park Belfast BT11 9JF
Z/2013/0504/F	The installation of 1 no bespoke, white and grey granite memorial bench to the corner of the existing garden by the east gates entrance into existing block paving area	Garden of Remembrance (Cenotaph garden) Belfast City Hall Donegal Square West Belfast BT1 5GS	11/14/13	Belfast City Council Parks and Leisure Adelaide Exchange 24-26 Adelaide Street Belfast BT2 8GD	
Z/2013/0896/F	Change of use from cafe/kitchen to accommodate one reception area and one office, with external alterations.	925-927 Crumlin Road Belfast BT36 6DL	11/15/13	Dale Harrison 925-927 Crumlin Road Belfast BT14 8AB	Leigh McFarlane 8 Glebe Road East Newtownabbey BT36 6DL
Z/2013/0984/F	Provision of a double unit modular classroom facility	Hazelwood Integrated College 70 Whitewell Road Newtownabbey BT36 7ES	11/15/13	Hazelwood Integrated College 70 Whitewell Road Newtownabbey BT36 7ES	Belfast Education and Library Board 40 Academy Street Belfast BT1 2NQ

Streamlined Planning Applications Decisions Issued

Decision Issued From: 11/13/2013 To: 12/4/2013 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1064/A	3no flush mounted shop fascia signs	Unit 1 75-81 Victoria Street Belfast BT1 4PA	11/15/13	Odyssey Travel (NI) Ltd 9 Ashley Crescent Millisle BT22 2BG	
Z/2013/0767/F	Erection of single storey rear extension.	11 Schomberg Park Belfast	11/18/13	Clarke 11 Schomberg Park Belfast	Techniplan Design Ltd 40 Mount Merrion Park Belfast BT6 0GB
Z/2013/0774/F	Erection of attached garage to side of dwelling	9 Lisavon Parade Belfast BT4 1LE	11/18/13	Alan Gardener 9 Lisavon Parade Belfast BT4 1LE	
Z/2013/0907/F	Single storey rear extension	79 Ashley Avenue Belfast BT9	11/18/13	David McGhee 79 Ashley Avenue Belfast BT9	Kevin Fennell Design 2a Dorchester Park Belfast BT9 6RH
Z/2013/0992/F	Ground and first floor extensions and alterations to rear and side of dwelling	688 Ravenhill Road Belfast	11/18/13	Mr Noel Savage and Mrs Siobhan McKee	Paul Doherty 37 Wynchurch Avenue Belfast BT6 0JP
Z/2013/1051/F	Change of use from vacant retail unit to taxi booking office and barber's shop	148 Ormeau Road Belfast Malone Lower BT7 2EB	11/18/13	Charles Marken c/o agent	Alistair Scott Design 46 Spring Lane Greyabbey Newtownards BT2 2NA

Streamlined Planning Applications Decisions Issued

Decision Issued From: 11/13/2013 To: 12/4/2013 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1058/F	Single story rear extension and decking and new driveway and gates at access to front	7 Sagimor Gardens Belfast BT5 5LW	11/18/13	Mr N Hog 7 Sagimor Gardens Belfast BT5 5LW	Techniplan Design Ltd 40 Mount Merrion Park Belfast BT6 0GB
Z/2013/1087/A	3no building signs and road sign	Unit 26 Harbour Court 9 Heron Road Sydenham Business Park Belfast BT3 9HP	11/18/13	Nislec Partnership 2 Alexander Road Belfast BT6 9HH	Amey Built Environment 3rd Floor Lesley Building 61 Fountain Street Belfast BT1 5EX
Z/2013/1109/F	Installation of new anti climb fence and gate (2.5m high) to match existing. Extension of existing fence development to secure PSNI site to rear of car park	PSNI Musgrave Musgrave Street Belfast BT1 3HX	11/18/13	PSNI Brooklyn Knock Road Ballycloghan Belfast BT5 6LA	Amey Built Environment Lesley Buildings 3rd Floor 61 Fountain Street Belfast BT1 5EX
Z/2013/0743/LBC	Replacement of front doors, knocking down an internal wall and building a new stud wall in classroom (amended address).	Currie Primary school 111-113 Limestone Road Belfast BT153A	11/19/13	Currie Primary school 111-113 Limestone Road Belfast BT153A	BELB 40 Academy Street Belfast BT12NQ
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	11/19/13	The Cathedral Eye Clinic Belfast c/o agent	DIMENSIONS Chartered Architects 1 Montgomery House 478 Castlereagh Road Belfast BT5 6BQ

Streamlined Planning Applications Decisions Issued

Decision Issued From: 11/13/2013 To: 12/4/2013 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0228/F	Installation of gas fired heaters to replace existing electric water heaters. Gas flues to be taken through roof to external	St Georges Market 12-20 East Bridge Street BT1 3NQ	11/20/13	Belfast City Council Development Dept Cecil Ward Building 4-10 Linenhall Street Belfast BT2 8BP	Belfast City Council property Maintenance Unit Duncrue Complex Duncrue Road Belfast BT3 9BP
Z/2013/0234/LBC	Replace existing electric water heating with gas fired water heaters. Gas flue is required to penetrate the roof as detailed on the accompanying installation drawing.	St. Georges Market 12-20 East Bridge Street BT1 3 NQ	11/20/13	Belfast City Council Duncrue Complex Duncrue Road Belfast BT3 9BP	Belfast City Council Duncrue Complex Duncrue Road Belfast BT3 9BP
Z/2013/0892/F	Car park layout alteration including the replacement upgrade of existing Armco fencing at the site perimeter, 1 additional disabled space and the removal of 13 standard and 2 parent and child spaces (amended plan)	Tesco Superstore 405-407 Antrim Road Belfast Northern Ireland BT15 3BG	11/20/13	Tesco Stores Limited c/o agent	Inspire design Limited 2 Ty Nant Court Morganstown Cardiff CF15 8LW
Z/2013/0952/F	Retrospective application for amendments to 2no. previously approved detached dwellings. Amendments to include attached garages and ground/first floor layout revisions (amended plans)	Vacant plot 30m south west of 26 Squires View Belfast BT14 8FS	11/20/13	Warwick Construction Co.Ltd 31A Main Street Ballyclare BT39 9AA	Concepts 19 The Knockans Broughshane Ballymena BT43 7LQ

Streamlined Planning Applications Decisions Issued

Decision Issued From: 11/13/2013 To: 12/4/2013 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1001/F	Proposed new single storey multi-purpose room extension onto existing youth centre	St. Malachy's Youth Centre Eliza Street Belfast BT7 2BJ	11/20/13	Trustee of St Malachy's Youth Centre c/o St. Malachy's Parochial House	Gregory Architects 4 Crescent Gardens Belfast BT7 1NS
Z/2013/1026/F	Single storey rear extension	43 Farringdon Court Belfast	11/20/13	P Donnelly 43 Farringdon Court Belfast	Techniplan 40 Mount Merrion Park Belfast BT8 0GB
Z/2013/1031/F	z/2013/1023/fChange of use from offices (Class B1) to health and disability assessment centre (Class D1) and elevational changes	Ground and first floor 24 Linenhall St Belfast BT28BG	11/20/13	Capita Health and Wellbeing c/o agent	Clyde Shanks Ltd 5 Oxford Street BT1 3LA
Z/2013/1185/F	Extension of 135sqm to existing motor trade workshop to provide additional 3 work bays.	62 Boucher Road Balmoral Belfast BT12 6LR	11/20/13	Charles Hurst Ltd 62 Boucher Road Balmoral Belfast BT12 6LR	Taylor Design Architects 30 Manchester Road Wilmshlow Cheshire SK9 1BG
Z/2013/0071/F	Proposed new timber railings and reinstatement of canopy hood	42 Malone Road Belfast Co Antrim BT89 5BQ	11/21/13	Seamus McElroy 197 Loughmuckroad Cranny Fintona BT78 2NF	

Streamlined Planning Applications Decisions Issued

Decision Issued From: 11/13/2013 To: 12/4/2013 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0371/F	Retention of garage to include reduction in height by means of removing brickwork and lowering the roof	18 Cherryvalley Knock Dual Carriageway Belfast BT5 6PH	11/21/13	Mr and Mrs Morrow c/o agent	David Ferguson and Associates 45 Church View Holywood BT18 9DP
Z/2013/0541/F	Change of use from Class B4 to Class D1a, private fertility clinic with minor elevational changes.	Portside Business Park 189 Airport Road West Belfast BT3 9ED	11/21/13	In-Ovo Fertility Clinics Ltd c/o agent	Povall Worthington 5 Pilots View Heron Road Belfast BT3 9LE
Z/2013/0592/F	Two storey extension to rear of dwelling	18 Sandhurst Drive Belfast BT9 5AY	11/21/13	Michael Dallat 18 Sandhurst Drive Belfast BT9 5AY	Darin Doherty 19(B) Balmoral Park Belfast BT10 0QD
Z/2013/0614/F	Erection of 2 semi-detached dwellings (amended description)	2 Malone Park Belfast BT9 6NH	11/21/13	Edendelta	Des Ewing Residential Architects 13 Bangor Road Holywood BT18 0NU
Z/2013/0236/F	Erection of 2 storey extension to rear, extension above & to rear of garage, widen access & associated site works	11 Mount Eden Park Belfast BT9 6RA	11/22/13	Mount Eden Properties c/o Agent	White Ink Architects Level 4 21 Talbot Street Belfast BT1 2LD

Streamlined Planning Applications Decisions Issued

Decision Issued From: 11/13/2013 To: 12/4/2013 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0671/F	Replacement 3 person 2 bedroom social housing dwelling	34 Ravenhill Street Belfast BT6 8EP	11/22/13	Helm Housing Association Helm House 38-52 Lisburn Road Belfast BT9 6AA	JNP Architects 2ND Floor 19-21 Alfred Street Belfast BT2 8ED
Z/2013/1172/F	Erection of 2 storey extension to rear and dormer to side and new bay window and porch to front elevation.	86 Owenvarragh Park Belfast BT11 9BE	11/22/13	Sean O'Loan 86 Owenvarragh Park Belfast BT11 9BE	Matthew McMullan 32 Navan Green Belfast BT11 8JR
Z/2013/1205/F	Erection of single storey extension to rear of dwelling and external alterations.	39 Isadore Avenue Belfast BT13 3QQ	11/25/13	Ryan Murray 39 Isodore Avenue Belfast BT13 3QQ	Affordable Plans Online 22 Dhu Varren Crescent Belfast BT13 3FL
Z/2013/0575/F	Proposed internal alterations, installation of rooflights and associated external hard and soft landscaping works to facilitate the relocation of St Gerards Educational Resource Centre.	Balmoral High School Blacks Road Belfast BT10 0NB	11/26/13	Northwin Partnership Limited 5 Ballygowan Road Hillsborough BT26 6HX	Isherwood Ellis Architects 15 Malone Road Belfast BT9 6RT
Z/2013/1054/F	Erection of 2 storey extension to side of dwelling	37 Bingham Drive Ballydownfine Belfast BT11 8JA	11/26/13	Fiona O'Neill 37 Binian Drive Belfast Ballydownfine BT11 8JA	

Streamlined Planning Applications Decisions Issued

Decision Issued From: 11/13/2013 To: 12/4/2013 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1098/F	First floor extension to rear, to provide a new bedroom	7 Earlswood Park Belmont Belfast BT4 3ED	11/26/13	J Adams 7 Earlswood Park Belmont Belfast BT4 3ED	Tim Brownlie 206 Gilnahirk Road Gilnahirk BT5 7QT
Z/2013/1196/F	Replace existing garage door with a window	4 Malone View Crescent Belfast BT9 5PL	11/26/13	Frank Sharkey 4 Malone View Crescent Belfast BT9 5PL	
Z/2013/1206/F	Erection of single storey extension to rear of dwelling and external alterations.	57 Forthriver Drive Belfast BT13 3UJ	11/26/13	Yasin Naz 57 Forthriver Drive Belfast BT13 3UJ	Affordable Plans Online 22 Dhu Varren Crescent Belfast BT13 3FL
Z/2013/1071/F	Single storey rear extension and associated site works	33 Cabin Hill Gardens Belfast BT5	11/27/13	John Green 1 Kensington Court Belfast BT5	Povall Worthington 123 Old Holywood Road Belfast BT4 2HQ
Z/2013/1093/F	Christmas festival with ice rink, fairground rides and various food and drink outlets for the period between and inclusive of 24 November 2013 to 8 January 2014	Custom House Square Belfast BT1 3ET	11/27/13	M and D Leisure Strathclyde Park Hamilton Road Motherwell ML1 3RT	

Streamlined Planning Applications Decisions Issued

Decision Issued From: 11/13/2013 To: 12/4/2013 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1175/F	Single and two storey extensions to rear and new roof over main return	36 Cyprus Gardens Belfast BT5 6FB	11/27/13	Richard Napier 36 Cyprus Gardens Belfast BT5 6FB	Patrick McVarnock Architectural Design Consultant 16 Finaghy Road North Belfast BT10 0JA
Z/2012/1368/DCA	Demolition of existing decorative gablets at eaves level across both elevations of Rosemary Street and Royal Avenue	Avenue House 42-44 Rosemary Street Belfast	11/28/13	Deramore Property Group 1st Floor Montgomery House 29-33 Montgomery Street Belfast BT1 4NX	Milligan Reside Larkin Architects 56 Armagh Road Newry BT35 6DN
Z/2013/0699/F	Single storey kitchen extension to the rear and proposed new garage to the side	8 Manna Grove Belfast BT5 6AJ	11/28/13	Joanna Greene 8 Manna Grove Belfast BT5 6AJ	Sarah McAuley 96 Orby Drive Belfast BT5 6AG
Z/2013/0747/F	Change of use from B1 photo studio to A1 hairdressers.	79 Castlereagh Road Belfast BT5 5FD	11/28/13	Ahmet Kushbey 126 Hopewell Avenue Belfast BT13 1ED	

Streamlined Planning Applications Decisions Issued

Decision Issued From: 11/13/2013 To: 12/4/2013 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0771/F	Erection of dwelling, landscaping and associated site works	21 Bristow Park Belfast BT9 6TF	11/28/13	Kieran O'Hare c/o agent	Des Ewing Residential Architects 13 Bangor Road Holywood Co Down BT18 0NU
Z/2013/0790/F	Change of use and alterations to existing dwelling to provide House of Multiple Occupation	96 Dunraven Avenue Belfast BT5 5JS	11/28/13	FR Ventures Ltd c/o agent	TSA Planning Ltd 29 Linenhall Street Belfast BT2 8AB
Z/2013/0840/F	Installation of ATM cash machine into external facade	437 Lisburn Road Belfast BT9 7EY	11/28/13	McGeown Estate Agents 437 Lisburn Belfast BT9 7EY	Povall Worthington c/o 123 Old Holywood Road Belfast BT4 2HQ
Z/2013/0899/F	Proposed 2 storey rear extension to dwelling. (Amended Plan)	75 Knockvale Park Knock Belfast BT5 6HJ	11/28/13	Mr Philip Brunt 75 Knockvale Park Knock Belfast BT5 6HJ	Premier Building Design Ltd 1st Floor Unit 3 27 Wallace Avenue Lisburn BT27 4AE

Streamlined Planning Applications Decisions Issued

Decision Issued From: 11/13/2013 To: 12/4/2013 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/1371/F	Alterations to the building facade on Rosemary Street to include replacement of the lobby windows. The removal of existing decorative gablets at eaves level with a projecting overhang above the lobby windows and the provision of new eaves flashing across both elevations of Rosemary Street and Royal Avenue.	Avenue House 42/4 Rosemary Street Belfast BT1 1QE	11/29/13	Deramore Property Group 1st Floor Montgomery House 29-33 Montgomery Street Belfast BT1 4NX	Milligan Reside Larkin Architecture Ltd 56 Armagh Road Newry BT35 6DN
Z/2013/0714/F	New dwelling to rear of 49 Castlehill Road and new garage to side of existing dwelling	49 Castlehill Road Belfast BT4 5GU	11/29/13	Compton 49 Castlehill Road Belfast BT4 5GU	Hall Black Douglas 152 Albertbridge Road Belfast BT5 4GS
Z/2013/0894/F	Retention of Velux windows to rear of house and to the rear garage extension.	432 Lisburn Road Belfast BT9 6GR	11/29/13	Tony Donnelly C/o Agent	66 Rawbrae Road Whitehead BT38 9SZ
Z/2013/0910/A	Shroud banners	67-73 Castle Street & 2-4 Chapel Lane Belfast BT1 1GJ	11/29/13	Ladbroke Ltd 4th Floor 35-47 Donegall Place Belfast	D.H. Taggart & Associates 52 Barnfield Road Derrinagh Lisburn BT28 3TQ

Streamlined Planning Applications Decisions Issued

Decision Issued From: 11/13/2013 To: 12/4/2013 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2012/0829/F	New build dwelling (two storey) for use as a church rectory with detached garage.	Lands at Rosemount Avenue adjacent to St Molua's Parish Church Upper Newtownards Road Belfast. BT4 3LR	12/2/13	St Molua's Parish Church 659 Upper Newtownards Road Belfast BT4 3LR	Kennedy Fitzgerald Architects LLP 3 Eglantine Place Belfast BT9 6EY
Z/2013/0999/F	Two storey extension to side and rear and single storey extension to side.	30 Massey Avenue Belfast BT4 2JT	12/2/13	Mr & Mrs Adair 30 Massey Avenue Belfast BT4 2JT	Timothy Robinson Architect 2 Hawthornden Gardens Belfast BT4 2HF
Z/2013/0791/A	Erection of high level illuminated signage consisting of individual built up lettering and company logo sign (Amended plans).	Unit 5 Citylink Business Park Belfast BT12 4HQ	12/3/13	Connswater Homes Ltd 157 Upper Newtownards Road Belfast BT4 3HX	JNP Architects 21 Alfred Street Belfast BT2 8ED
Z/2013/1097/F	Retrospective single storey extension to rear of dwelling	108 Erinvale Avenue Finaghy Belfast BT10	12/3/13	Mateer 108 Erinvale Avenue Finaghy Belfast BT10	Techniplan Design Ltd 40 Mount Merrion Park Belfast BT6 0GB
Z/2013/0244/LBC	Demolition of Youth Hall	St Donard's Church 2-10 Bloomfield Road Belfast BT5 5LT	12/4/13	St Donard's Church 2-10 Bloomfield Road Belfast BT5 5LT	Architects Knox and Markwell 14 Donaghadee Road Bangor BT20 5R

Streamlined Planning Applications Decisions Issued

Decision Issued From: 11/13/2013 To: 12/4/2013 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1114/F	Erection of two storey extension to side and rear of dwelling.	132 Somerton Road Belfast BT15 4DH	12/4/13	Sean O'Connell 132 Somerton Road Belfast BT15 4DH	ARTA The Garden Room 76 Lansdowne Road Belfast BT15 4AA
Z/2013/1238/F	Refurbishment and two-storey extension to rear of dwelling.	5 Kitchener Street Belfast BT12 6LE	12/4/13	Fold Housing Association c/o Agent	G M Design Associates 22/24 Lodge Road Coleraine BT52 1NB
Z/2013/1257/F	Refurbishment and erection of 2 storey rear extensions to rear of existing dwellings.	108 and 110 Donegall Avenue Belfast BT12 6LT	12/4/13	Fold Housing Association c/o agent	GM Design Associates ltd 22/24 Lodge Road Coleraine BT52 1NB

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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/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.

3

Application Ref Z/2012/0770/F

Applicant John Green c/o agent **Agent** Ivory Architects 66 Rawbrae Road
Whitehead
BT38 9SZ

Location 4a Newforge Lane
Belfast
BT9

Proposal Demolition of existing dwelling and proposed 4no detached dwellings



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

4

Application Ref Z/2012/0861/F

Applicant Brian Kennedy 19 Myrtlefield Park **Agent** Dynan Architecture 147 Sandown Road
Belfast BT9 6NE Belfast BT5 6GX

Location 19 Myrtlefield Park
Belfast BT9 6NE

Proposal Conversion of existing detached dwelling house into two apartments, extension to existing dwelling to create 3 new apartments, including landscaping and parking (amended plans)

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, layout and design.

5

Application Ref Z/2012/1036/F

Applicant NZNI **Agent** Site Express 45 Church View
Holywood Co Down BT18 9DP

Location 73 Castlehill Road
Belfast BT4 3GP

Proposal GResidential development of 2 no. 3 storey detached dwellings. (Amended Plans and Additional information).

6

Application Ref Z/2012/1115/LBC

Applicant LJ Fon C/O Agent **Agent** Dempsey Architects 677 Lisburn Road
Belfast BT9 7GT

Location 16 College Gardens
Belfast BT9 6BQ

Proposal Amendments to rear windows & replacement of all windows throughout building.



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

10

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.

11

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. (Additional Information)		

- 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**

12

Application Ref Z/2013/0232/F
Applicant MUL c/o Agent **Agent** Ada Architects 5 Gransha Road
 Gransha
 Newry
 BT34 1NS
Location 1 Seaview Gardens
 Belfast
 BT15 3NY
Proposal Erection of 2no. 2 bed apartments in 2 storey block (Amended plans).

13

Application Ref Z/2013/0296/F
Applicant Glendarragh Properties c/o agent **Agent** McCann Moore Architects Ltd 715
 Lisburn Road
 Belfast
 BT9 7GU
Location 94-100 Sunnyside Street
 Belfast
Proposal Demolition of existing building on site and the construction of 2 ground floor retail units and 25 apartments over the ground, first and second floors. Also associated car parking and storage to rear.(reduced scheme)

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 of the area through inappropriate layout and design and would result in poor outlook for prospective residents and lack of amenity space.

14

Application Ref Z/2013/0306/F
Applicant Kieran Fitzpatrick 103 Osbourne Drive **Agent**
 Drive
 Belfast
 BT9 6LJ
Location 103 Osbourne Drive
 Belfast
 BT9 6LJ
Proposal Garage conversion to create bedroom (amended proposal/plans)

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

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

15

Application Ref Z/2013/0348/F

Applicant Philip Graham **Agent**
18 Olympia Parade
Belfast
BT12 6NT

Location 18 Olympia Parade
Belfast
BT12 6NT

Proposal Retrospective application for alterations to previously approved extension, application no Z/2009/0591/F - Peak roof changed to flat roof, external wall moved from steel beam to boundary wall and overall length of extension reduced.

- 1 The proposal is contrary to Policy EXT 1 of the Addendum to PPS 7 'Residential Extensions and Alterations' by reason of unacceptable scale, massing and design which would if permitted harm the amenity of adjacent residents by reason of its dominant and overbearing nature.

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/2013/0708/A

Applicant Clear Channel N i LTd Channel **Agent**
Commercial Park
Queens road
Belfast
BT3 9DT

Location Vacant ground at 7-9 Ormeau Road
Belfast

Proposal Conversion of existing 96 sheet prismatic to 96 light box

- 1 The proposed signage is contrary to Policy AD1 of Planning Policy Statement 17 in that, if permitted, would have an adverse impact on the amenity of the area by virtue of visual clutter created by a proliferation of existing and proposed hoardings along this section of the Ormeau Road.



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

18

Application Ref Z/2013/0715/F

Applicant Larry McAllister 39 Locksley Park **Agent** Peter Morgan 17 Glengoland Crescent
Lisburn Road
BT10

Location 39 Locksley Park
Lisburn Road
Belfast

Proposal Kitchen extension to the rear (Amended Plan)

19

Application Ref Z/2013/0972/F

Applicant Una Somerville-Todd Architects and Planners 2nd Floor Titanic House **Agent**
6 Queen's Road
Belfast
BT3 9DT

Location 2 8 10 12 14 Piney Hills and 166 Malone Road Belfast BT9 5NR

Proposal Erection of 6 apartments, 5 detached dwellings and residential nursing care home and associated car parking/landscaping and ancillary works. (amended site address)

- 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 character and environmental quality and residential amenity of the area through inappropriate scale, form, massing, layout and would result in overlooking and dominance to neighbouring residents.
- 2 The proposal is contrary to LC1 of the Department's 2nd Addendum to Planning Policy Statement 7: Safeguarding the character of established residential areas in that it would, if permitted, result in development which is significantly higher than that found in the locality.
- 3 The proposal is contrary to the Department's Planning Policy Statement 2: Natural Heritage, in that it fails to respect the topography, and landscape features of the site and would, if permitted, harm the health and condition of significant trees which are subject to a Tree Preservation Order due to its inappropriate siting, layout, and ground remodelling works required to facilitate the proposed development.

20

Application Ref Z/2013/0991/A

Applicant CBS Outdoor Ltd 6 Murray Street **Agent** BGA Architects Ltd 50 Regent Street
Belfast
BT1 6DN

Location Adjacent to car park at junction of Ormeau Street and Ormeau Road
Belfast
BT7 1DY

Proposal 1No. 48 sheet advertising hoarding

- 1 The proposed signage is contrary to Policy AD1 of Planning Policy Statement 17 in that, if permitted, would have an adverse impact on the amenity of the area by virtue of visual clutter created by a proliferation of existing and proposed hoardings along this section of the Ormeau Road.



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

21

Application Ref	Z/2013/1019/A		
Applicant	CBS Outdoor Ltd 6 Murray Street Belfast BT1 6DN	Agent	BGA Architects Ltd 50 Regent Street Newtownards BT23 4LP
Location	55 Ormeau Road Belfast BT7 1DY		
Proposal	2no 96 sheet advertising hoardings		

- 1 The proposed signage is contrary to Policy AD1 of Planning Policy Statement 17 in that, if permitted, would have an adverse impact on the amenity of the area by virtue of visual clutter created by a proliferation of existing and proposed hoardings along this section of the Ormeau Road.

22

Application Ref	Z/2013/1048/F		
Applicant	Assembly Coffee LTD	Agent	Donaldson Planning 50a High Street Holywood Co Down BT18 9AE
Location	33 Massey Avenue Belfast BT4 2JT		
Proposal	Non-compliance with planning conditions 2 (the development shall operate between 08:00 and 22:00 hrs Monday to Saturday) and 3 (No frying of food shall take place in the development hereby approved) of Z/2011/0481/F		

- 1 The non-compliance with conditions 2 and 3 of planning approval Z/2011/0481/F is contrary to Planning Policy Statement 1: General Principles in that it would, if permitted, result in demonstrable harm to the amenity of nearby residents through noise nuisance and the potential for unacceptable odour.

Town Planning Committee

Thursday 6 September 2012



**List of planning applications received by the
Divisional Planning Manager
for the period from ?? until ??**

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**Planning Applications deemed valid
For the Period:-12/11/2013 to 18/11/2013**

Count : 26

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1292/F	Erection of single-storey extension to the rear and conversion/addition of a dormer to attic.	43 Cadogan Park Malone Road Belfast BT9 6HH	Full	06/11/2013	06/11/2013	12/11/2013	Mr and Mrs Fitzpatrick c/o Neil Matthews Architects Limited	Neil Matthews Architects Limited 5 Weavers' Court Linfield Road Belfast BT12 5GN
Z/2013/1298/F	Erection of single storey extension to rear of existing dwelling	37 Slemish Way Belfast BT11 8GF	Full	06/11/2013	06/11/2013	12/11/2013	E Savage c/o agent	Robert Bryson 18 Gransha Park Belfast BT11 8AU
Z/2013/1302/A	3no. internally illuminated fascia signs, 1no. replacement perspex panel	Unit 2 Phase 1 Park Centre Donegall Road Belfast BT12 6HN	Advertisem ent	07/11/2013	07/11/2013	12/11/2013	Jason Chadwick Newlook Group PLC Property Dept Mercury Road Weymouth DT3 5HJ	Escott Signs 378 Princesway Gateshead NE11 0TU
Z/2013/1303/F	Provision of additional storey to existing side extension with single storey rear extension.	109 Somerton Road Belfast BT15 4DH	Full	07/11/2013	07/11/2013	12/11/2013	Fran Cavanagh 109 Somerton Road Belfast BT15 4DH	Donnelly Design Services 8 Devesky Road Carrickmore Omagh BT79 9BU



**Planning Applications deemed valid
For the Period:-12/11/2013 to 18/11/2013**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1304/A	2no internally illuminated fascia signs and 1no non illuminated panel sign	Unit 50 Connswater Shopping Centre Connswater Northern Ireland BT5 5LP	Advertisem ent	07/11/2013	07/11/2013	12/11/2013	Jason Chadwick Property Dept Mercy Road Weymouth DT3 5HJ	Escort Signs Ltd 378 Princesnay TV TE Gateshead NE11 0TU
Z/2013/1305/LBC	Reconfiguration of internal floorspace comprising of internal demolitions including current dividing wall between units 1 and 2 and erection of new dividing wall and alterations to facade of newly configured unit 2.	Vacant bank premises Sinclair House 91-93 Royal Avenue Belfast BT1 1FE	Listed Building Consent	07/11/2013	07/11/2013	12/11/2013	Tesco Stores Ltd Tesco Support Office Abbey Retail Park Longwood Road Newtownabbey BT37 9UJ	
Z/2013/1306/A	Fascia Signs	Unit 19 Boucher Retail Park Boucher Road Belfast Country Antrim BT12 6HU	Advertisem ent	11/11/2013	11/11/2013	14/11/2013	Jason Chaowick Property Department Mercy Road Weymouth DT3 5JH	Escort Signs 378 Princeway T.V.T.E. Gateshead NE11 0TU
Z/2013/1307/F	Proposed construction of 2no detached dwellings with single detached garages including associated car parking and landscaping	147 Circular Road Belfast	Full	07/11/2013	07/11/2013	14/11/2013	Royce Developments Ltd c/o agent	Coogan and Co Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG

**Planning Applications deemed valid
For the Period:-12/11/2013 to 18/11/2013**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1308/F	Change of use from vacant ground floor to A1 Retail (Tesco Express) - works to include internal and external alterations.	Vacant bank premises Sinclair House 91-93 Royal Avenue Belfast BT1 1FE	Full	07/11/2013	07/11/2013	12/11/2013	Tesco Stores LTD Tesco Support Office Abbey Retail Park Longwood Road Belfast BT37 9UJ	
Z/2013/1309/F	Retrospective planning application for a storage container to facilitate the storage of tennis dome and associated equipment when not in use.	Windsor Lawn Tennis Club 37 Windsor Avenue Belfast BT9 6EJ	Full	08/11/2013	08/11/2013	14/11/2013	Windsor Lawn Tennis Club c/o agent	TODD Architects and Planners 2nd Floor Titanic House 6 Queens Road Belfast BT3 9DT
Z/2013/1310/F	Change of use from butchers shop to hot food outlet	127 Antrim Road Belfast BT15 2BL	Full	04/11/2013	04/11/2013	12/11/2013	Julie Logue 18 Malone Meadows Belfast BT9 5BG	McGuinness Architects 2 Fortwilliam Gardens Belfast BT15 4BS
Z/2013/1311/F	Extension for the storage of pallets	28 Ballymacarrett Road Belfast BT4 1BT	Full	07/11/2013	07/11/2013	14/11/2013	Blackthorn Foods 28 Ballymacarrett Road Belfast BT4 1BT	

**Planning Applications deemed valid
For the Period:-12/11/2013 to 18/11/2013**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1312/F	Proposed two storey rear extension and internal alterations	37 Donegall Avenue Belfast BT12 6LS	Full	11/11/2013	11/11/2013	12/11/2013	Raymond McMaster Unit 7 81 Dromore Road Ballynahinch BT24 8HS	Barry Fletcher Architects Unit 11 The Lodge 1 Dublin Road Castlewellan BT31 9AQ
Z/2013/1313/F	New 10.00m long section of walling and fencing	42 Hillside Drive Stranmillis Belfast BT9 5EJ	Full	07/11/2013	07/11/2013	14/11/2013	Michael Gorman 42 Hillside Drive Stranmillis Belfast BT9 5EJ	ARTA The Garden Room 76 Lansdowne Road Belfast BT15 4AA
Z/2013/1319/F	Change of use to hot food takeaway.	2 Ventry Street Belfast BT2 7JP	Full	08/11/2013	08/11/2013	14/11/2013	Meilan Huang 17 Lisburn Avenue Belfast BT9 7FX	
Z/2013/1320/F	Resurfacing of existing pitch, floodlighting and ball stop fence.	Willowbank Youth Club 272a Falls Road Belfast BT12 6AL	Full	08/11/2013	08/11/2013	14/11/2013	Belfast Education and Library Board 40 Academy Street Belfast BT1 2NG	Ostick and Williams Architects 14 Edgewater Road Belfast BT3 9JQ

**Planning Applications deemed valid
For the Period:-12/11/2013 to 18/11/2013**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1321/F	Proposed development of 2no detached dwellings, with new vehicular access associated - (application for renewal of existing planning permission)	66 Kensington Road Knock Belfast BT5 6NG	Full	11/11/2013	11/11/2013	15/11/2013	Northern Bank Limited c/o Telfair House 87/89 Victoria Street Belfast BT1 4PB	John Palmer RIBA - Architect The Mount Business and Conferece Centre 2 Woodstock Link Belfast BT6 8DD
Z/2013/1322/F	Erection of 1no 1½ storey detached dwelling and associated site works	129 Finaghy Road South Belfast BT10 0DH	Full	08/11/2013	08/11/2013	14/11/2013	Billy Campbell 129 Finaghy Road South Belfast BT10 0DH	Knox and Clayton Architects 2a Wallace Avenue Lisburn BT27 4AA
Z/2013/1323/A	48 Sheet light-box	Lands at the entrance to east Belfast Yacht Club Sydenham Bypass Belfast BT3 9JH	Advertisem ent	08/11/2013	08/11/2013	14/11/2013	CBS Outdoor LTD	Strategic Planning 4 Pavilions Office Park Kinnegar Drive Holywood BT18 9JQ
Z/2013/1324/F	Refurbishment and conversion of existing property to provide 2no self contained apartments	57 Donegall Avenue Belfast BT12 6LS	Full	12/11/2013	12/11/2013	14/11/2013	Fold Housing Association c/ o agent	G M Design Associates 22/24 Lodge Road Coleraine BT52 1NB

**Planning Applications deemed valid
For the Period:-12/11/2013 to 18/11/2013**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1325/A	Fascia Signs	Unit 5 Cityside Retail Park Belfast BT15 1WA	Advertisement	13/11/2013	13/11/2013	15/11/2013	Jason Chadwick Property Department Mercery Road Weymouth DT3 5JH	Escott Signs 378 Princesway T.V.T.E. Gateshead NE11 0TU
Z/2013/1327/F	Restoration of existing house and erection of new two storey rear extension and outhouse	35 Ravenhill Park Belfast BT6 0DG	Full	13/11/2013	13/11/2013	15/11/2013	Helen Campodonic 57 South Parade Belfast BT7 2GN	Consarc Design Group Ltd The Gas Office 4 Cromac Quay Ormeau Road Belfast BT7 2JD
Z/2013/1328/LDE	Student let (4 students)	143a Stranmillis Road Belfast BT9 5AJ	LD Certificate Existing	12/11/2013	12/11/2013	15/11/2013	Piney Developments Ltd 42 Stranmillis Road Belfast BT9 5AA	AMD Architectural Design 8 Canvey Manor Drumnacanny Portadown BT63 5LP
Z/2013/1329/F	Proposed development of 2no detached dwellings with associated site works.	7 Kensington Park Belfast BT5 6NR	Full	14/11/2013	14/11/2013	15/11/2013	H Gillespi (Properties) Ltd c/o agent	



**Planning Applications deemed valid
For the Period:-12/11/2013 to 18/11/2013**

Count : 26

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1330/F	3 storey extension to rear of building for storage purposes.	18 Lislea Drive Lisburn Road Belfast BT9 7JG	Full	13/11/2013	13/11/2013	18/11/2013	Estate Service Business Unit Knock Road Ballycloghan Belfast BT5 6LA	JMPC Mallusk Enterprise Park 2 Mallusk Drive Newtownabbey BT36 4GN
Z/2013/1331/F	2 storey extension to rear of dwelling	106 Ladybrook Park Belfast BT11 9EP	Full	14/11/2013	14/11/2013	18/11/2013	Mr Kevin Gamble 106 Ladybrook Park Belfast BT11 9EP	Alan Gregg 32 Carolhill Drive Belfast BT4 2FT

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**Planning Applications deemed valid
For the Period:-11/19/2013 to 11/25/2013**

Count : 21

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1326/F	Erection of 2 storey side extension and alterations	17 Sharman Park Belfast BT9 5HJ	Full	13/11/2013	11/13/13	20/11/2013	Hutton 17 Sharman Park Belfast BT9 5HJ	Cooke Architectural and Building Consultants 8c Gravelhill Road Maze Liburn BT28 2TN
Z/2013/1332/F	Provision of new 2 storey office building and associated site works	18 Lislea Drive Lisburn Road Belfast BT9 7JG	Full	13/11/2013	11/13/13	19/11/2013	Estate Services Business Unit Knock Road Ballycloghan Belfast BT5 6LA	JMPC Mallusk Enterprise Park 2 Mallusk Drive Newtownabbey BT36 4GN
Z/2013/1333/F	Demolition of existing hospital/vacant buildings and construction of replacement acute mental health inpatient facility, car parking, re-alignment of access roads and associated operational development.	Belfast City Hospital 51 Lisburn Road Belfast. (Site bounded by Coolmore Street and Dunluce Avenue car park of NI Blood Transfusion Service and Glenview Building) BT9 7AB	Full	14/11/2013	11/14/13	19/11/2013	Belfast Health and Social Care Trust Trust Headquarters A Floor Belfast City Hospital Belfast BT9 7AB	RPP Architects Ltd 155-157 Donegall Pass Belfast BT7 1DT



**Planning Applications deemed valid
For the Period:-11/19/2013 to 11/25/2013**

Count : 21

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1334/F	Roof space conversion including roof dormer to the rear.	10 Winston Gardens Belfast BT5 6HZ	Full	15/11/2013	11/15/13	19/11/2013	Kevin Dynan 10 Winston Gardens Belfast BT5 6HZ	Dynan Architecture 147 Sandown Road Belfast BT5 6GX
Z/2013/1335/F	Single storey extension to form a foyer and reception at the front of the school to provide enhanced security, including associated hard landscaping and minor adjustments to the existing school building	Holy Cross Girls Primary School Ardoyne Road Belfast BT14 7HZ	Full	15/11/2013	11/15/13	19/11/2013	Holy Cross Girls Primary School Ardoyne Road Belfast BT14 7HZ	BELB Capital Development Unit 40 Academy Street Belfast BT1 2NQ
Z/2013/1337/F	6.6 Kv overhead line.	40 Ballyutoag Road Legoneil Belfast BT14 8SS	Full	18/11/2013	11/18/13	22/11/2013	Northern Ireland Electricity 57 Dargan Road Belfast BT3 6JU	Clear Channel N.I Ltd Channel Commercial Park Queens Road Belfast BT3 9DT
Z/2013/1338/A	Conversion existing 48 sheet to 48 sheet light box	69a Great Victoria Street Belfast BT2 7AF	Advertisem ent	18/11/2013	11/18/13	19/11/2013		

**Planning Applications deemed valid
For the Period:-11/19/2013 to 11/25/2013**

Count : 21

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1339/A	Double sided pole mounted sign	159 Cromac Street Belfast BT2 8JE	Advertisement	18/11/2013	11/18/13	19/11/2013	Enterprise Rent-A-Car 32 Kerse Road Stirling FK7 7SG	Prestige Signs 9 Globe Industrial Estate Towers Road Grays RM17 6ST
Z/2013/1340/A	Conversion existing 48 sheet to 48 sheet light box	Bruce Street corner of Great Victoria Street Belfast	Advertisement	18/11/2013	11/18/13	19/11/2013	Clear Channel N.I Ltd Channel Commercial Park Queens Road Belfast BT3 9DT	
Z/2013/1341/F	Erection of single storey extension to rear of existing dwelling	18 Sandown Drive Belfast BT5 6GZ	Full	19/11/2013	11/19/13	22/11/2013	David and Sarah Kirkwood 18 Sandown Drive Belfast BT5 6GZ	David Bradley 4 Westland Drive Newtonards BT23 4AX
Z/2013/1342/F	Demolition of existing apartments and construction of two storey building comprising two new apartments.	18-18a Hawthornden Drive Belfast BT4 4HG	Full	19/11/2013	11/19/13	20/11/2013	Mr S Carson	Michael Colwell 80 Edenderry Village Belfast BT8 8LQ



**Planning Applications deemed valid
For the Period:-11/19/2013 to 11/25/2013**

Count : 21

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1343/F	Two storey side and rear extension, internal remodelling, widening of front access and driveway and proposed new garage	11 Maryville Park Belfast BT9 6LW	Full	19/11/2013	11/19/13	20/11/2013	M Cunningham c/o agent	Bell Architects Ltd 65 Main Street Ballymoney BT53 6AN
Z/2013/1344/F	Existing footpath to be re-paved with natural stone and reconfigured to include 4no parking bays. Installation of 6no semi-mature trees, 12no cast iron bollards and 11no steel planters.	Footway adjacent to 23 Short Strand Belfast Co. Antrim BT5 4AS	Full	19/11/2013	11/19/13	20/11/2013	Department for Social Development	URS Beechill House Beechill Road Belfast BT8 7RP
Z/2013/1345/F	Demolition and redevelopment as new dental practice with associated car parking.	743 - 745 Lisburn Road Belfast BT9 7GW	Full	18/11/2013	11/18/13	21/11/2013	Ivy Dental c/o agent	WDR and RT Taggart Laganwood House New Forge Lane Malone Road Belfast BT9 5NX
Z/2013/1346/F	Proposed change of use from vacant civic amenity building to car wash equipment store, and associated site works.	Lands at Boucher Road Belfast (former civic amenities site) BT12 6RZ	Full	19/11/2013	11/19/13	20/11/2013	Boucher Enterprises PLC	Like Architects 34 Bedford Street Belfast BT2 7FF



**Planning Applications deemed valid
For the Period:-11/19/2013 to 11/25/2013**

Count : 21

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1348/F	Single storey kitchen to rear of the existing two storey dwelling, replacing existing single storey structures	118 Haypark Avenue Belfast BT7 3FG	Full	20/11/2013	11/20/13	22/11/2013	B Lally c/o agent	Martin Walkington 108 Upper Knockbreda Road Belfast BT6 9QB
Z/2013/1349/F	2 storey extension to rear of dwelling to provide additional bedroom and dining area	14 Eliza Street Terrace Belfast BT7 2AX	Full	20/11/2013	11/20/13	22/11/2013	Paul O'Kane 14 Eliza Street Terrace Belfast BT7 2AX	
Z/2013/1350/F	Demolition and rebuild of rear return slightly enlarged. Refurbishment to interior.	73 Deramore Avenue Belfast BT7 3ES	Full	20/11/2013	11/20/13	22/11/2013	Rory Corrigan Apt 74 6 Northview Antrim Road Belfast BT36 7GA	Conor McKenna Architect 16 Loughbeg Park Carryduff BT8 8PE
Z/2013/1351/A	Hoarding	418 Newtownards Road Belfast	Advertisem ent	20/11/2013	11/20/13	22/11/2013	N Gilroy 412 Newtownards Road Belfast BT4 1HH	
Z/2013/1354/F	2 storey rear/side extension. Roofspace extension/conversion	102 Ardenlee Avenue Belfast	Full	21/11/2013	11/21/13	22/11/2013	Gareth Robinson 21 Timbey Park Belfast BT7 3BT	Reality Architects 16 Demesne Park Holywood BT18 9NE

**Planning Applications deemed valid
For the Period:-11/19/2013 to 11/25/2013**

Count : 21

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1355/F	Proposed improvements to existing premises by the addition of side extension, front porch and internal alterations.	Mountainview Surgery 585 Crumlin Road Belfast BT14 7GB	Full	21/11/2013	11/21/13	22/11/2013	Dr Orang Agahi Mountainview Surgery 585 Crumlin Road Belfast BT14 7GB	Cowan Architectural 6 William Street Newtownards BT23 4AE

**Planning Applications deemed valid
For the Period:-11/26/2013 to 12/2/2013 1**

Count : 18

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1347/F	Erection of single storey rear extension	37 Somerton Park Belfast BT15 4DP	Full	19/11/2013	11/19/13	26/11/2013	Mr and Mrs Bradley 37 Somerton Park Belfast BT15 4DP	
Z/2013/1353/F	2 storey rear extension with kitchen/family room and 2 bedrooms above, and replacement side single storey garage	85 Marlborough Park North Belfast BT9 6HL	Full	21/11/2013	11/21/13	27/11/2013	S MacAuley 85 Marlborough Park North Malone Belfast BT9 6HL	Seamus McLammon 72 Upper Road Greenisland Carrickfergus BT38 8RL
Z/2013/1356/F	Erection of single storey extension to the rear and to side.	11 Orpen Avenue Belfast BT10 0BS	Full	21/11/2013	11/21/13	26/11/2013	Clare Harvey 11 Orpen Avenue Belfast BT10 0BS	ABS Services NI 22 Backaderry Road Leirim Castlewellan BT31 9SL
Z/2013/1357/F	Proposed infill development of 1 No detached dwelling with associated site works.	81 Torr Way Finaghy Belfast BT10 0DL.	Full	22/11/2013	11/22/13	29/11/2013	S Thompson	AMD Architectural Design 8 Canvy Manor Drumnacanny Portadown BT63 5LP

**Planning Applications deemed valid
For the Period:-11/26/2013 to 12/2/2013 1**

Count : 18

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1359/F	Demolition of garage, new attached garage to side, single storey extension to rear, and raising of ridge to create new first floor extension.	36 Knightsbridge Park Belfast BT9 5EH	Full	22/11/2013	11/22/13	26/11/2013	G Mitchell 36 Knightsbridge Park Belfast BT9 5EH	
Z/2013/1360/A	Bank signage	The Bank of Ireland 202E Anderstown Road Belfast BT11 9EB	Advertisem ent	22/11/2013	11/22/13	29/11/2013	Paul Faulkner Bank of Ireland 4th Floor Grand Canal Quay Dublin Dublin 2	RPP Architects 155-157 Donegall Pass Belfast BT7 1DT
Z/2013/1363/F	Demolition of 3-33 Parkside Gardens and erection of 16 no. social housing units. (13 no 2.5 storey units in a terraced form, 1 no detached single storey unit and 2 no. semi detached 2 storey units)	Lands bounded by Parkside Gardens to the south west No 1 Parkside Gardens to the south east Alexandra Park to north west and retaining wall to north east of Parkside Gardens. BT15 3AW	Full	22/11/2013	11/22/13	27/11/2013	Newington Housing Association 300-302 Limestone Road Belfast BT15 3AR	McCartan Muldoon Architects Studio 1 The Marina Centre Shore Road Ballyronan Magherafelt BT45 6JA

Planning Applications deemed valid For the Period:-11/26/2013 to 12/2/2013 1

Count : 18

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1365/F	New conference and exhibition facilities augmenting the existing Waterfront hall and incorporating multi-functional spaces, ancillary dining facilities, offices and storage and all associated infrastructure and site works.	Land bounded by Waterfront Hall 2 Lanyon Place and the River Lagan Belfast BT1 3WH	Full	22/11/2013	11/22/13	27/11/2013	Belfast City Council	Todd Architects and Planners 2nd Floor Titanic House 6 Queen's Road Belfast BT3 9DT
Z/2013/1366/F	Erection of single storey extension to rear of dwelling.	35 Dub Lane Upper Malone Belfast BT9 5NB	Full	25/11/2013	11/25/13	29/11/2013	David Winson 35 Dub lane Upper Malone Belfast BT9 5NB	Ian Burtney 18 Ardilea Road Clough Downpatrick BT30 8SL
Z/2013/1367/F	Single-storey extension to side of dwelling and internal alterations.	25 Waterford Street Belfast Edenderry BT13 2QZ	Full	25/11/2013	11/25/13	27/11/2013	Declan Ferris 25 Waterford Street Belfast BT13 2QZ	Alistair Scott Design 46 Spring Lane Greyabbey Newtownards BT22 2NA
Z/2013/1368/O	Proposed site for new dwelling and garage for domestic use only (as previously approved under Z/2010/1192/O)	Adjacent to 18 Knockdene Park Belfast BT5 7AD	Outline	25/11/2013	11/25/13	29/11/2013	Stephen Andress 18 Knockdene Park Belfast BT5 7AD	John Kirkpatrick Architect 20 Ballyknocken Road Saintfield BT24 7HJ



**Planning Applications deemed valid
For the Period:-11/26/2013 to 12/2/2013 1**

Count : 18

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1369/F	Replacing of existing footbridge superstructure serving Lagan Weir, Belfast	Donegal Quay Belfast	Full	25/11/2013	11/25/13	29/11/2013	Department For Social Development Oxford House 49-55 Chichester Street Belfast BT1 4HH	
Z/2013/1370/A	Banner sign, totem sign and panel signs Erection of a single townhouse dwelling and appropriate site works required for construction. Amendments to previous approval Z/2013/1313/f - alterations made to house type C4.2 on site 16)	46-56 Boucher Crescent Belfast BT12 Lands to the rear of Cabin Hill Court Upper Newtownards Road Belfast BT4	Advertisement	25/11/2013	11/25/13	29/11/2013	Screwfix	TSA Planning LTD 29 Linenhall Street Belfast BT2 8AB Alan Patterson Design LLP Darragh House 112 Craigharragh Road Helen's Bay BT191UB
Z/2013/1371/F		10 Belmont Road Belfast BT4 2AN	Full	25/11/2013	11/25/13	29/11/2013	Stephen Cowan c/o agent	Micah T Jones Architect 13 Gilnahirk Road Belfast BT5 7DA
Z/2013/1372/A	Shop front signage		Advertisement	25/11/2013	11/25/13	29/11/2013	Christian Fellowship Church 10 Belmont Road Belfast BT4 2AN	

**Planning Applications deemed valid
For the Period:-11/26/2013 to 12/2/2013 1**

Count : 18

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2013/1373/F	Erection of 2 storey rear extension including basement level and roof space conversion/extension.	50 Marlborough Park North Belfast	Full	26/11/2013	11/26/13	29/11/2013	Geoff Susie Maskell 50 Marlborough Park North Belfast BT9 6HJ	Reality Architects 16 Demesne Park Holywood BT18 9NE
Z/2013/1380/A	Installation of new fascia sign and projecting sign.	9 Arthur Square Belfast County Antrim	Advertisement	27/11/2013	11/27/13	29/11/2013	I Laws Hotter Shoes 2 Peel Road Skelmersdale WN8 9PT	Ampersand 31 Lower Street Stansted CM24 8L
Z/2013/1387/F	Provision of 6no 1 bed units with external alterations and associated works including extension to rear return.	4 Duncairn Avenue Belfast BT14 6BP	Full	27/11/2013	11/27/13	29/11/2013	Construction NI Ltd 9 Cranmore Gardens Belfast BT7 2FL	ARD (Ciaran Mackel) Architects 2 Hannahstown Hill Belfast BT17 0LT

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

Council Belfast**Date 12/12/13**

ITEM NO	D1			
APPLIC NO	Z/2012/0514/F	Full	DATE VALID	5/1/12
DOE OPINION	REFUSAL			
APPLICANT	Patrick Boal 12 Kilcross Road Nutts Corner Crumlin BT29 4TA		AGENT	James Anderson 202 Belfast Road Ballynahinch BT24 8UR 07515283355
LOCATION	Ikea Holywood Exchange 306 Airport Road West Co Antrim BT3 9EJ			
PROPOSAL	Change of use from rancillary car park to fee paying park and ride car park. (amended description)			
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 is contrary to policy AMP 10 of Planning Policy Statement 3 (PPS 3) in that a robust analysis has not been provided by the applicant to satisfactorily demonstrate an identified need for this car park.



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

ITEM NO	D2			
APPLIC NO	Z/2013/0037/F	Full	DATE VALID	1/11/13
DOE OPINION	REFUSAL			
APPLICANT	Sarcon c/o Agent		AGENT	McGinn Architects Ltd 670 Ravenhill Road Belfast BT6 0BZ 028 9064 8880
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			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	4	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 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.



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

ITEM NO	D3			
APPLIC NO	Z/2013/0637/A	Advertiseme	DATE VALID	6/10/13
DOE OPINION	REFUSAL			
APPLICANT	arc Cafe Ministry 464 Castlereagh Road Belfast BT5 6BH	AGENT	Alastair Coey Architects 96 Sydenham Avenue Belfast BT4 2DT 028 9087 2400	
LOCATION	Arc Cafe Orangefield Presbyterian Church 464 Castlereagh Road Belfast BT5 6BH			
PROPOSAL	Shop sign (fascia)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 'Control of Outdoor Advertisements' in that the proposal if permitted would harm the visual amenity, character and appearance of the area due to inappropriate 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.



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

ITEM NO	D4			
APPLIC NO	Z/2013/0809/F	Full	DATE VALID	7/19/13
DOE OPINION	REFUSAL			
APPLICANT	Mr & Mrs Hayward-Shaw c/o Agent		AGENT	Greenbrick Architects 51 Malone Road Belfast BT9 6RY 07753826326
LOCATION	80 Stranmillis Gardens Belfast BT9			
PROPOSAL	Erection of 2 storey rear extension and attic conversion with dormer including balcony to rear to dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy EXT1 of Addendum to PPS7 Residential Extensions and Alterations, in that the design and external materials of the proposal are unsympathetic with the built form and appearance of the existing property, and if permitted, will detract from the appearance and character of the surrounding area.
- 2 The proposal is contrary to Policy ATC2 of the Addendum to Planning Policy Statement 6, Areas of Townscape Character, since it does not respect the built form of the Stranmillis Village Area of Townscape Character.

Schedule of Applications

Criteria for Office Meetings

As agreed at the Town Planning Committee of 7 November 2013:

To provide a reason or reasons, based on the criteria set out below, when requesting a deferral of a planning application to enable an office meeting to be held:

1. applications which clarify the interpretation of a newly published or previously untested planning policy or where there is a lack of specific policy;
2. applications which involve a departure from the Regional Development Strategy or a development plan or a draft development plan;
3. applications which have significant environmental impact, requiring the submission of an Environmental Impact Statement;
4. applications which have generated strong local/neighbourhood objections based on valid planning concerns;
5. where the council considers that all material planning considerations have not been assessed or where the opinion has been made contrary to, or departs from, prevailing planning policy.

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

Council Belfast**Date 12/12/13**

ITEM NO	1			
APPLIC NO	Z/2012/1213/F	Full	DATE VALID	10/29/12
DOE OPINION	APPROVAL			
APPLICANT	Asia Supermarket		AGENT	GMR Architects 3 St Judes Avenue Belfast BT7 2GZ 077 6846 2808
LOCATION	Ormeau Embankment Belfast (between Ravenhill Reach and Helm Housing Association development)			
PROPOSAL	Proposed storage and distribution centre with associated retail unit, customer cafe and car parking.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	6	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	2			
APPLIC NO	Z/2012/1272/F	Full	DATE VALID	11/9/12
DOE OPINION	REFUSAL			
APPLICANT	Finaghy Primary Street Finaghy Road South Belfast BT10 0DR		AGENT	Belfast Education and Library Board 40 Academy Street Belfast BT1 2NQ 90 564000
LOCATION	Finaghy Primary School Finaghy Road South Belfast BT10 0DR			
PROPOSAL	Construction of a single storey development consisting of a children's activity centre and community cafe			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	3	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy OS1 of the Department's Planning Policy Statement 8 in that the development would, if permitted, adversely affect the environmental quality of the urban area by reason of the loss of recreational open space.



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

ITEM NO	3			
APPLIC NO	Z/2013/0048/F	Full	DATE VALID	1/11/13
DOE OPINION	APPROVAL			
APPLICANT	Dir of Property and Projects Dpt Belfast City Council 1st Floor Adelaide Exchange 24/26 Adelaide Street Belfast BT2 8GD		AGENT	Michael Whitley Architects Parkway Studios Belmont Business Park 232-240 Belmont Road Belfast BT4 2AW 028 9076 1010
LOCATION	Site at former Girdwood Army Barracks Cliftonpark Avenue/Brucefield Park/Kinnard Street Belfast BT14			
PROPOSAL	Development of a new community facility along with associated parking and site infrastructure.			
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	4			
APPLIC NO	Z/2013/0049/O	Outline	DATE VALID	1/11/13
DOE OPINION	APPROVAL			
APPLICANT	Department For Social Development 4th Floor Oxford House 49-55 Chichester Street Belfast BT1 4HH		AGENT	Michael Whitley Architects Parkway Studios Belmont Business Pk 232-240 Belmont Road Belfast BT4 2AW 028 9076 1010
LOCATION	Site at former Girdwood Army Barracks Cliftonpark Avenue/Brucevale Park/Kinnard Street Belfast			
PROPOSAL	Redevelopment of existing brownfield site to include community, education, business, health, recreational and residential use along with internal site layout. incorporating parking, leisure and landscaping, and connections to existing road and utilities infrastructure (Amended plans received - lighting and landscaping plans).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	10	0	1	0
			Addresses	Signatures
			104	104
			Addresses	Signatures
			0	0



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

ITEM NO	5			
APPLIC NO	Z/2013/0176/F	Full	DATE VALID	2/13/13
DOE OPINION	APPROVAL			
APPLICANT	Greenbay Estates Ltd c/o agent		AGENT	Omni Architects 11 Bridge Street Bangor BT20 5AW 0289185 7373
LOCATION	Lands adjacent to the walled garden development Circular Road Belfast BT4 2WG			
PROPOSAL	Erection of 6No. detached dwellings (revisions to previous approval ref: Z/2005/1567/F)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	6			
APPLIC NO	Z/2013/0359/F	Full	DATE VALID	3/21/13
DOE OPINION	APPROVAL			
APPLICANT	South Belfast Surestart 9 Lower Crescent Belfast BT7 1NR		AGENT	McAvoy Group Limited 76 Ballynakilly Road Dungannon BT71 6HD 87 740372
LOCATION	Land between Stewart Street and Railway Line (opposite 41-55 Stewart Street) Belfast BT7			
PROPOSAL	Construction of a 2-room modular building on part of the playground site on Stewart Street to provide local Sure Start Services			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	7			
APPLIC NO	Z/2013/0407/F	Full	DATE VALID	4/4/13
DOE OPINION	APPROVAL			
APPLICANT	J R T S Development Ltd c/o agent		AGENT	Flemings McKernan Assoc Architects 1 Upper Abbey Street Coleraine BT52 1BF 70356938
LOCATION	8 Kincora Avenue Belfast BT4 3DW			
PROPOSAL	Erection of 5no detached 2 storey dwellings (change of previously approved scheme Z/2007/0199/F)			
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	8					
APPLIC NO	Z/2013/0445/F	Full	DATE VALID	4/18/13		
DOE OPINION	APPROVAL					
APPLICANT	Sarcon 187 Ltd c/o agent		AGENT	Dimensions Chartered Architects 1 Montgomery House 478 Castlereagh Road Belfast BT5 6BQ 028 9070 5965		
LOCATION	Sites S1 S2 S3 and S4 Broomhill Lane Malone Lower Belfast					
PROPOSAL	Erection of 4no. dwellings, retention of retaining walls on the Northern, Eastern and Southern boundaries and revised layout including access and car parking. (Amended discription).					
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	2	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0



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

ITEM NO	9			
APPLIC NO	Z/2013/0558/F	Full	DATE VALID	5/17/13
DOE OPINION	APPROVAL			
APPLICANT	Maxol Oil Ltd 48 Trench Road Mallusk Newtownabbey		AGENT	Clarman Ltd Unit 1 33 Dungannon Road Coalisland BT71 4HP 028 8774 7900
LOCATION	721 Upper Newtownards Road Ballymiscaw Belfast			
PROPOSAL	Proposed extension to existing filling station to include hot food/deli area (Amended description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
ITEM NO	10			
APPLIC NO	Z/2013/0663/F	Full	DATE VALID	6/12/13
DOE OPINION	APPROVAL			
APPLICANT	North Down Leisure Ltd 10th Floor River House 48 High Street Belfast BT1 2DR		AGENT	Oscar & Oscar Unit 2 8 Maxwell Street Belfast BT125FB 028 9002 0999
LOCATION	149 Lisburn Road Belfast BT9 7AJ			
PROPOSAL	Partial conversion of attic storage space within existing bar premises into a smoking terrace (Additional information received)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	11			
APPLIC NO	Z/2013/0686/F	Full	DATE VALID	6/19/13
DOE OPINION	APPROVAL			
APPLICANT	Progressive Property Investments Ltd 1a The Moorings Dane Road Industrial Estate Sale M33 7BH		AGENT	Hall McKnight Architects B1 11 Portview 310 Newtownards Road Belfast BT4 1HE 02890469400
LOCATION	Mark Royal House 70-74 Donegall Street Belfast BT1 2GU			
PROPOSAL	Change of use from offices to student living accommodation (halls of residence) comprising 45 single bedrooms with ensuite, communal kitchen/living/dining facilities and external terrace with cycle parking.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	12			
APPLIC NO	Z/2013/0796/F	Full	DATE VALID	7/17/13
DOE OPINION	APPROVAL			
APPLICANT	Steven and Louise Lowery 16 Malone Court Belfast BT9 6PA		AGENT	Karl Ruddle 65 Hilltown Road Bryansford Newcastle BT33 0QA 07866437417
LOCATION	16 Malone Court Belfast BT9 6PA			
PROPOSAL	2 storey extension to rear of existing dwelling, single storey extension to existing detached garage, pitched roof to replace existing flat roofed porch (Amended Plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	6	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
ITEM NO	13			
APPLIC NO	Z/2013/0831/F	Full	DATE VALID	7/24/13
DOE OPINION	APPROVAL			
APPLICANT	Helen and Graeme Finlay 17 Holland Gardens Belfast BT56EG		AGENT	Jenkinson Architecture The Beach House 2B Manse Road Cloughey Newtownards BT22 1HS 07951919035
LOCATION	17 Holland Gardens Belfast BT56EG			
PROPOSAL	Demolition of garage and erection of single storey extension.			
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	14			
APPLIC NO	Z/2013/0942/F	Full	DATE VALID	8/23/13
DOE OPINION	APPROVAL			
APPLICANT	Belfast Education And Library Board 40 Academy Street Belfast BT1 2NQ		AGENT	Mott MacDonald 40 Linenhall Street Belfast BT2 8BA 028 9089 5850
LOCATION	Ashfield Girls High School Holywood Road Belfast BT4 2LY			
PROPOSAL	4No. 20m lighting columns to illuminate the all weather pitch			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	2	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	15			
APPLIC NO	Z/2013/0943/F	Full	DATE VALID	8/23/13
DOE OPINION	APPROVAL			
APPLICANT	Belfast Education and Library Board 40 Academy Street Belfast BT1 2NQ		AGENT	Mott MacDonald 40 Linenhall Street Belfast BT2 8BA 028 9089 5850
LOCATION	Grovemor Grammar School Marina Park Belfast BT5 6BA			
PROPOSAL	6no. 15m lighting columns to illuminate the all weather pitch			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	16			
APPLIC NO	Z/2013/0985/F	Full	DATE VALID	9/2/13
DOE OPINION	APPROVAL			
APPLICANT	Novara Investments c/o Agent		AGENT	Studiorogers c/o The Egg Store 1 Mountsandel Road Coleraine BT52 1JB 028 7032 9090
LOCATION	Units 1 1A & 2 at 406-408 Lisburn Road Belfast BT9 6GN			
PROPOSAL	Internal alterations to ground floor retail units to include removal of party walls to create 1no shop unit with storage and ancillary facilities, new shop front.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	17			
APPLIC NO	Z/2013/1102/F	Full	DATE VALID	10/3/13
DOE OPINION	APPROVAL			
APPLICANT	Mr Nicholas Dunne 36 Ravenhill Park Belfast BT6 0DG		AGENT	Alan Gregg 32 Carolhill Drive Belfast BT4 2FT 07968334065
LOCATION	36 Ravenhill Park Belfast BT60DG			
PROPOSAL	Erection of 2 storey extension and single storey extension to rear of dwelling			
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	18			
APPLIC NO	Z/2013/1117/F	Full	DATE VALID	10/4/13
DOE OPINION	APPROVAL			
APPLICANT	Bombardier Aerospace Shorts Brothers PLC c/o Agent		AGENT	Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX 028 9042 1011
LOCATION	Bombardier Aerospace Wing Manufacturing and Assembly Facility Airport Road West Belfast BT3 9ED			
PROPOSAL	Biogas combined heat and power engine unit (500 kW) and associated plant including gas decompression unit, gas storage tank and gas ISO container			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	19			
APPLIC NO	Z/2013/1140/F	Full	DATE VALID	10/8/13
DOE OPINION	APPROVAL			
APPLICANT	OBC Developments c/o agent		AGENT	Coogan and Co Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG 90301130
LOCATION	197-201 Crumlin Road Belfast			
PROPOSAL	Amendment to previous approval under (Z/2007/1613/F) for retail and residential development (3 retail units 34 no.apartments).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	20			
APPLIC NO	Z/2013/1181/F	Full	DATE VALID	10/14/13
DOE OPINION	APPROVAL			
APPLICANT	Kingsley Donaldson 64 Kensington Road Belfast BT5 6NG		AGENT	Studio Sixty-Six 66 Addison Park Lisburn BT28 2RX 07523681453
LOCATION	64 Kensington Road Belfast BT5 6NG			
PROPOSAL	Proposed first floor extension to rear of existing dwelling and roofspace conversion (Amended Plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	21			
APPLIC NO	Z/2013/1212/F	Full	DATE VALID	10/23/13
DOE OPINION	APPROVAL			
APPLICANT	Ulster Estates Ltd Bedford House 16-22 Bedford Street Belfast BT2 7FD		AGENT	Madill Design Consultants 80 Purdysburn Hill Belfast BT8 8JZ 07703360531
LOCATION	Bedford House 16-22 Bedford Street Belfast BT2 7FD			
PROPOSAL	Refurbishment of existing ground floor reception area and extended mezzanine area enhancement of existing canopy and incorporation of suspended two-sided clock			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	22			
APPLIC NO	Z/2013/1214/F	Full	DATE VALID	10/24/13
DOE OPINION	REFUSAL			
APPLICANT	Fiona Loughrey C/o agent		AGENT	McGarry Moon Architects Ltd 9 Fallahogey Road Kilrea BT51 5ST 028 2995 42323
LOCATION	50 Malone Park Belfast			
PROPOSAL	Renovations and extensions to include demolition of existing rear return and garage, erection of two storey rear return and basement and erection of two storey detached garage with ancillary living accommodation above, associated site works			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	4	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy BH12 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' and the Malone Park Conservation Area Document, in that it would, if permitted, harm the character of the Malone Park Conservation Area through it's inappropriate scale, massing, form, layout, design and finishes.
- 2 The proposal is contrary to Policy EXT 1 of Planning Policy Statement 7 (Addendum) 'Residential Extensions and Alterations', in that it would, if permitted, harm the amenity of the adjoining residential properties by reason of overlooking, overshadowing and dominance.



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

ITEM NO	23			
APPLIC NO	Z/2013/1252/F	Full	DATE VALID	10/30/13
DOE OPINION	REFUSAL			
APPLICANT	B Knox c/o agent		AGENT	Robert Bleakley Architects Ltd 76 Main Street Moirá BT67 0LQ 02892619060
LOCATION	278 Belmont Road Belfast BT4 2HB			
PROPOSAL	Demolition of existing garage and construction of dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments', Policy LC1 of the Addendum to Planning Policy Statement 7 'Safeguarding the Character of Established Residential Areas and DCAN 8, in that it would, if permitted, harm the character of the area through inappropriate layout, design and scale resulting in detrimental backland development which would set a precedent for similar proposals.
- 2 The proposal is contrary to Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments', Policy LC1 of the Addendum to Planning Policy Statement 7 'Safeguarding the Character of Established Residential Areas and DCAN 8, in that it would, if permitted, cause unacceptable damage to the residential amenity of both existing and prospective residents through unacceptable overlooking, overshadowing, dominance and a lack of private amenity space.
- 3 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 7, in that it would, if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking and turning of vehicles which would be attracted to the site.
- 4 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since the width of the existing access renders it unacceptable for intensification of use and is not in accordance with the standards contained in the Department's Development Control Advice Note 15.