

Document Pack

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



28th March, 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, 3rd April, 2014 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. Request for Deputations
3. Routine Correspondence (Pages 3 - 12)
4. Presentation: Northern Ireland Environment Agency - Historic Buildings Section
5. New Applications Received (Pages 13 - 26)
6. Streamlined Decisions Issued (Pages 27 - 34)
7. Deferred Items Under Consideration (Pages 35 - 42)
8. Reconsidered Items (Pages 43 - 46)
9. Schedule of Applications (Pages 47 - 58)

Town Planning Committee

Thursday 3 April 2014

Routine Correspondence

The Committee's comments, if any, are sought in respect of the undernoted matters – copies of which have been attached for your information:

Northern Ireland Housing Executive

- Notification of a the making of a vesting order at Moltke Street

Department of the Environment

Notification of the Listing of Buildings at:

- Harding Memorial School – 105 Cregagh Road
- Willowfield Parish Hall – Cregagh Road

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

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Housing Executive

Northern Ireland Housing Executive
 Belfast Area Office
 32/36 Great Victoria Street
 Belfast BT2 7BA
 Telephone: 028 9031 7000 : Fax 028 9023 1117
 Textphone: 0845 6504381
www.nihe.gov.uk



INVESTOR IN PEOPLE

The Chief Executive
 Belfast City Council
 4-10 Linenhall Street
 Belfast
 BT2 8BP

LOCAL GOVERNMENT ACT (NORTHERN IRELAND) 1972
THE HOUSING (NORTHERN IRELAND) ORDER 1981
NORTHERN IRELAND HOUSING EXECUTIVE
NOTICE THAT A VESTING ORDER HAS BECOME OPERATIVE

MOLTKE STREET, BELFAST

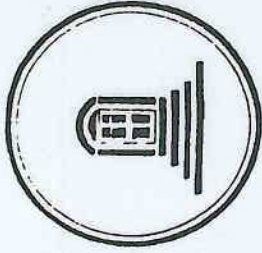
TAKE NOTICE that a Vesting Order in respect of which notice of application was served on you by the Northern Ireland Housing Executive on 22nd October 2013 was made on 21st February 2014 and has become operative.

A copy of the Vesting Order and of the map or plan referred to therein may be seen during usual office hours at the Belfast Area Office of the Executive, 32/36 Great Victoria Street, Belfast BT2 7BA, and may be obtained free of charge upon written request by or on behalf of any person having an estate or interest in the land vested thereby.

Dated this 26th day of March 2014.

J McPeake
 Chief Executive

Chief Executive's Office		
Date	27/3/14	
Seen by CX	No	
Referred to		
ACX	Corp Comms	Dem Serv
GR	SPP	Bus Supp
Dev	F&R	H&ES
P&L	P&P	Other
Ref	75217	



**THREE HUNDRED AND THIRTY FOURTH LIST OF BUILDINGS OF SPECIAL
ARCHITECTURAL OR HISTORIC INTEREST
IN THE CITY OF BELFAST**

Department of the Environment
Clarence Court
10-18 Adelaide Street
BELFAST
BT2 8GB

Dated 25th March 2014

HISTORIC BUILDINGS LIST NUMBER 3558

NOTE: Further lists relating to this and other Wards in the District may be issued at a future date.

SCHEDULE

334th LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IN THE CITY OF BELFAST

Ward: Willowfield

HB Ref. Number	OS Map Numbers 1:2,500 or 1:10,000	Irish Grid Ref.	Building	Date Listed	Grade	Description and Evaluation	Date of Erection
HB26/04/001 A	147/2SE	J3590 7254	Harding Memorial Primary School including gates and railings 105 Cregagh Road Belfast County Antrim BT6 8PZ		B1	Symmetrical detached multi-bay two-storey redbrick school, built c.1913, to the designs of W.J. Fennell and extended to designs by Reginald Sharman Wilshire between 1929 and 1932. Quadrangular on plan with central courtyard, facing east on the west side of Cregagh Road with a small Parish Hall to the north of the site (HB26/04/001B) with which it has group value. An impressive early twentieth-century school building which retains much of its original character and detailing. It has social importance for the local community.	1900 - 1919

THE PLANNING (NORTHERN IRELAND) ORDER 1991

STATUTORY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

WHEREAS

1. by Article 42 of the Planning (Northern Ireland) Order 1991 the Department of the Environment (hereinafter called "the Department") is required to compile lists of buildings of special architectural or historic interest;
2. it appears to the Department that the buildings described in the attached Schedule are buildings of special architectural or historic interest;
3. the Department has consulted with the Historic Buildings Council and Belfast City Council.

NOW THEREFORE the Department in exercise of the powers conferred on it by Article 42 of the Planning (Northern Ireland) Order 1991 and of every other power enabling it in that behalf hereby includes the list of buildings of special architectural or historic interest set out in the schedule.

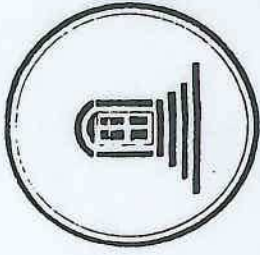
Dated 25th March 2014



Senior Officer for the Department of the Environment

NOTE Paragraph (7) of the said Article 42 provides that the following shall be treated as part of the listed building:-

- a. any object or structure within the curtilage of the building and fixed to the building;
- b. any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 October 1973.



**THREE HUNDRED AND THIRTY FIFTH LIST OF BUILDINGS OF SPECIAL
ARCHITECTURAL OR HISTORIC INTEREST
IN THE CITY OF BELFAST**

Department of the Environment
Clarence Court
10-18 Adelaide Street
BELFAST
BT2 8GB

Dated 25th March 2014

HISTORIC BUILDINGS LIST NUMBER 3559

NOTE: Further lists relating to this and other Wards in the District may be issued at a future date.

SCHEDULE

335th LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IN THE CITY OF BELFAST

Ward: Willowfield

HB Ref. Number	OS Map Numbers 1:2,500 or 1:10,000	Irish Grid Ref.	Building	Date Listed	Grade	Description and Evaluation	Date of Erection
HB26/04/001 B	147/2SE	J3590 7254	Willowfield Parish Hall including gates and railings Cregagh Road Belfast County Antrim BT6 8PZ		B2	Detached gable-fronted redbrick parish hall, built c.1910, to the designs of W.J. Fennell, with gabled entrance porch and pair of gabled projections to the rear. Rectangular on plan facing east and located on the west side of Cregagh Road within the grounds of Harding Memorial School (HB26/04/001A) with which it has group value. This modestly scaled hall retains most original fabric and detailing with an impressive double-height interior. It adds to the setting of Harding Memorial School and has social importance for the local community.	1900 - 1919

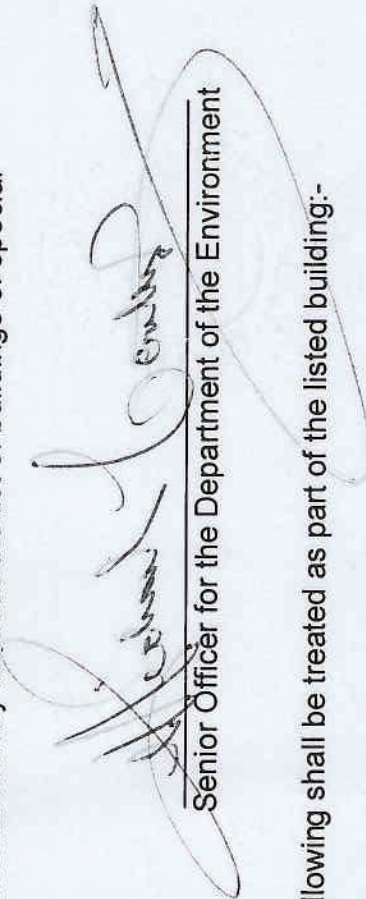
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Dated 25th March 2014



Senior Officer for the Department of the Environment

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- b. any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 October 1973.

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**Planning Applications deemed valid
For the Period:-3/11/2014 1 to 3/17/2014 1**

Count : 24

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0311/F	Proposed change of use and alterations/ extension to existing residential property to provide House in Multiple Occupation	18 Irwin Avenue Belfast BT4	Full	06/03/2014	3/6/14	11/03/2014	FR Ventures Ltd c/o Agent	TSA Planning 29 Linenhall Street Belfast BT2 8AB
Z/2014/0312/F	Refurbishment of existing building to provide a new shop front facing High Street and other alterations to Pottingers Entry and Church Lane elevations.	Former In Shops Shopping Centre 71-72 High Street Belfast	Full	06/03/2014	3/6/14	11/03/2014	Lidl NI GmbH c/o agent	Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX
Z/2014/0313/F	Proposed unattended 24Hr filling station	Carpark Area 75m West of Unit 1 Balmoral Plaza Boucher Road Belfast BT12 6HR	Full	06/03/2014	3/6/14	11/03/2014	Lissan Coal Company 16 Churchtown Road Lissan Cookstown BT80 9XO	Taggart Design 133A Coolreaghs Road Cookstown BT80 9QO
Z/2014/0314/F	Single storey side extension replaced with 2 storey kitchen & bedroom extension	5 Upper Malone Road Belfast BT9 6TD	Full	06/03/2014	3/6/14	11/03/2014	Mr & Mrs C Shearer 5 Upper Malone Road Belfast BT9 6TD	Jayne McFaul Architect 14 Aberfoyle Gardens Belfast BT10 0DZ

**Planning Applications deemed valid
For the Period:-3/11/2014 1 to 3/17/2014 1**

Count : 24

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0315/F	Single storey extension to front of dwelling.	2 Ladymar Court Belfast BT12 4NR	Full	07/03/2014	3/7/14	11/03/2014	Michelle Clarke 2 Ladymar Court Belfast BT12 4NR	James Kearney 22 Meadowhill Glen Road BT11 8QR
Z/2014/0319/F	Erection of single storey extension to rear of dwelling	156 Ainsworth Avenue Belfast BT13 3EP	Full	10/03/2014	3/10/14	11/03/2014	Brian Gibson 156 Ainsworth Avenue Belfast BT13 3EP	Affordable Plans Online 22 Dhu Varren Crescent Belfast BT13 3FL
Z/2014/0320/F	Alterations and rear extension.	196-200 Antrim Road Belfast BT15 2AJ	Full	07/03/2014	3/7/14	11/03/2014	SVP 196-200 Antrim Road Belfast BT152AJ	R J Studio 1 Sloans Court Queen Street Ballymena BT42 2BD
Z/2014/0321/F	Installation of ATM in front elevation of building to include surround and canopy and removal of existing window.	142-152 Peters Hill Shankill Belfast BT13 2AD	Full	07/03/2014	3/7/14	11/03/2014	TMW Security Services 16 Latt Road Newry BT35 6PB	Whittaker and Watt Architects 379 Antrim Road Newtownabbey BT36 5EB
Z/2014/0322/F	Change of use from hot food take away for pizza delivery to restaurant	Unit 3 221-223 Upper Newtownards Road Belfast BT4 3JE	Full	10/03/2014	3/10/14	11/03/2014	Bistro Este Unit 3 221-223 Upper Newtownards Road Belfast BT4 3JE	Robert Gilmore Architects 64 Haypark Avenue Belfast BT7 3FE



**Planning Applications deemed valid
For the Period:-3/11/2014 1 to 3/17/2014 1**

Count : 24

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0323/F	Change of use from vacant DVD shop to proposed cafe with new shop front	Units 1 & 2 Nadan House 445-449 Ormeau Road Belfast BT73GQ	Full	10/03/2014	3/10/14	12/03/2014	Murkesh Karunkaran 30 Walmer Street Belfast BT7 3EB	
Z/2014/0324/F	Minor extension to main entrance and alterations to external elevations comprising of new access door and removal of two existing windows to ground floor of northern facade, removal of two windows and replacement with one larger window to first floor of southern facade and white render to existing red brick detailing on eastern and northern facades. Removal of pitched gable on western facade to provide a flat roof finished in PPC aluminium capping.	Ravenhill Grounds 85 Ravenhill Park Belfast BT6 0DG	Full	10/03/2014	3/10/14	13/03/2014	IRFU Ulster Branch	Hamilton Architects 3 Joy Street Belfast BT2 8LE

Planning Applications deemed valid For the Period:-3/11/2014 1 to 3/17/2014 1

Count : 24

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0325/F	Roof space conversion with dormer to rear and new door & high level window to gable end	Finaghy Dental Practice 12 Finaghy Road South Belfast BT10 0DR	Full	10/03/2014	3/10/14	12/03/2014	Joe Scullion	Affordable Plans Online 22 Dhu Varren Crescent Belfast BT13 3FL
Z/2014/0326/F	Demolition of garage & proposed double storey rear/side extension to allow for family room/additional bedroom	14 Cricklewood Park Stranmillis Belfast BT9 5GU	Full	10/03/2014	3/10/14	12/03/2014	Mr Niall O'Hare	www.niplanning permission.co.uk 31 Grange Park Dunmurry BT170AN
Z/2014/0327/F	Single storey rear extension and alterations to existing fence	31 Blenheim Drive Belfast BT6 9GD	Full	11/03/2014	3/11/14	13/03/2014	Mr A J Donnan 31 Blenheim Drive Belfast BT6 9GD	
Z/2014/0328/A	Shop Sign	1a Glenbryn Park Belfast BT14 7JG	Advertisement	11/03/2014	3/11/14	13/03/2014	Alex Crossley NBWISP 1A Glenbryn Park Belfast BT14 7JG	
Z/2014/0329/F	Replacement of existing footpath surface with sandstone paving, shop frontage improvements and installation of street furniture	Mountpottinger shops Mountpottinger Road Ballymacarret Belfast BT5 4LA	Full	11/03/2014	3/11/14	13/03/2014	Department Of Social Development	URS Beechill House Beechill Road Belfast BT8 7RP

**Planning Applications deemed valid
For the Period:-3/11/2014 1 to 3/17/2014 1**

Count : 24

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0330/F	Erection of two storey rear extension to dwelling	28 Thornhill Parade Belfast	Full	11/03/2014	3/11/14	13/03/2014	Ms D Vance 28 Thornhill Parade Belfast BT5	Techniplan Design Ltd 40 Mount Merrion Park Belfast BT6 0GB
Z/2014/0331/LDP	Proposed single storey extension to the rear of a detached dwelling. All finishes to match existing	517 Upper Newtownards Road Belfast BT4 3LL	LD Certificate Proposed	11/03/2014	3/11/14	13/03/2014	Mr Richard McLarnon 20B Piney Hills Belfast BT9 5NR	Gary Harpur Architect 8 Tullywest Road Saintfield BT24LY
Z/2014/0332/F	Proposed ground floor single storey rear kitchen extension Installation of parking bays and a new turning head. Translocation of existing trees and relocation of lighting column and service pole	16 Dundela Avenue Ballyhackamore Belfast BT14 3BQ	Full	11/03/2014	3/11/14	13/03/2014	Mr Paul Blackburn 16 Dundela Avenue Ballyhackamor e Belfast BT43BQ	Crockard Building Design 24 Ballyaligan Road Crossgar BT30 9DR
Z/2014/0333/F		Lands at Highpark Crescent Ballymagarry Belfast BT13 3RW	Full	11/03/2014	3/11/14	13/03/2014	Department For Social Development	URS Beechill House Beechill Road Belfast BT8 7RP

**Planning Applications deemed valid
For the Period:-3/11/2014 1 to 3/17/2014 1**

Count : 24

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0334/F	Partial first floor extension over existing garage	46 Maryville Park Belfast	Full	12/03/2014	3/12/14	13/03/2014	Irwin McFarland 46 Maryville Park Belfast	Reality Architects 16 Demesne park Holywood BT18 9NE
Z/2014/0338/F	Amended scheme for approved apartment blocks (Z/2007/2128/F) to provide details of construction works "as built" plus ancillary buildings and associated external works	163-165 Glen Road Belfast BT11 8BS	Full	12/03/2014	3/12/14	14/03/2014	Carncastle Properties Ltd 24 Main Street Hilltown BT34 5UH	MacRae Hanlon Spence Architects 2 Bellsbridge Office Park 100 Ladas Drive Belfast BT6 9FH
Z/2014/0339/F	Proposed single storey extension to provide changing facilities and erection of 2.4m fence and gates.	162 Grosvenor Road Belfast BT12 5AT	Full	12/03/2014	3/12/14	14/03/2014	Roden Street Community Development Group Grosvenor Community Centre 162 Grosvenor Road Belfast BT12 5AU	HMD Architects Ltd 17 Clarendon Street Belfast BT48 7EP
Z/2014/0340/F	Installation of 1 ATM unit within existing frontage	Cathedral House 23-31 Waring Street Belfast BT1 2DX	Full	12/03/2014	3/12/14	14/03/2014	T H Lusty	Inaltus 109 Galwally Avenue Belfast BT8 7AJ

**Planning Applications deemed valid
For the Period:-3/18/2014 1 to 3/24/2014 1**

Count : 28

Belfast

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0335/A	3 shop signs	Retail Store 513-517 Lisburn Road Belfast BT9 7EZ	Advertisement	12/03/2014	3/12/14	18/03/2014	Marks and Spencer PLC	Inaltus 109 Galwally Avenue Belfast BT8 7AJ
Z/2014/0336/F	Article 28 application to vary condition 10 of permission Z/96/0634 to allow Sunday deliveries between 9.30 am and 11am	Retail development 513-517 Lisburn Road Belfast BT9 7EZ	Full	12/03/2014	3/12/14	18/03/2014	Marks And Spencer	Inaltus Limited 109 Galwally Avenue Belfast BT8 7AJ
Z/2014/0337/F	Proposed single storey modular double classroom unit for use as part of the school	Land directly adjacent to and 25m (approx) west of Scoil An Droichid bounded by the railway line Ormeau Road and Cooke Street Belfast BT7 2EP	Full	12/03/2014	3/12/14	18/03/2014	Scoil An Droichid 4 Cooke Street Ormeau Road Belfast BT7 2EP	Belfast Education & Library Board 40 Academy Street Belfast BT1 2NQ
Z/2014/0341/F	Erection of 2 storey rear extension and attic conversion with dormer	80 Stranmillis Gardens Belfast BT9	Full	13/03/2014	3/13/14	18/03/2014	Mr & Mrs Hayward-Shaw	Alan Ritchie Greenbrick Architects 51 Malone Road Belfast BT9 6RY

**Planning Applications deemed valid
For the Period:-3/18/2014 1 to 3/24/2014 1**

Count : 28

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0342/F	2 storey extension to rear for kitchen on ground floor and bathroom above	73 Belmont Avenue Belfast BT4 3DE	Full	13/03/2014	3/13/14	24/03/2014	Harper Costley 1 The Willows Belfast BT6 0PD	Point Grey Planning
Z/2014/0343/F	Reconfiguration of parking layout to include new parking bays, retaining walls with hand railing and steps. Works to include resurfacing and installation of street trees.	Tyndale Grove Old Park Belfast BT14 8HP	Full	13/03/2014	3/13/14	18/03/2014	Department for Social Development	URS Beechill House Beechill Road Belfast BT8 7RP
Z/2014/0344/F	Provision of new footpaths + resurface existing footpaths: erection of railings + fencing + gates: refurbish existing bridge crossing + provide a new bridge crossing	Bog Meadows Nature Reserve Milltown Row Belfast BT12	Full	13/03/2014	3/13/14	18/03/2014	Ulster Wildlife 3 New Line Crossgar BT30 9EP	MWA Partnership Ltd Parkway Studios 232 240 Belmont Road Belfast BT4 2AW
Z/2014/0345/F	Alterations to planning approval for single storey extension to rear of existing dwelling ref Z/2011/1438	51 Cardigan Drive Belfast BT14 6LY	Full	13/03/2014	3/13/14	21/03/2014	Mr & Mrs McGrillan 51 Cardigan Drive Belfast BT146LY	

Planning Applications deemed valid For the Period:-3/18/2014 1 to 3/24/2014 1

Count : 28

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0346/F	Application to vary condition 6 of planning application Z/2013/1041/F	Asda Belfast Shore Road Superstore Shore Road Belfast BT15 3PR	Full	13/03/2014	3/13/14	18/03/2014	ASDA	Deloitte LLP 2 Hardman Street Manchester M60 2AT
Z/2014/0347/F	Single storey extension to rear and side of extension	7 Fairway Avenue Belfast BT9 5NL	Full	14/03/2014	3/14/14	18/03/2014	Mr & Mrs G Bradley 7 Fairway Avenue Belfast BT9 5NL	Colin Harvey Design 62 North Road Belfast BT5 5NJ
Z/2014/0348/A	Billboard sign	247 Falls Road Belfast	Advertisement	14/03/2014	3/14/14	18/03/2014	Northern Property NI c/ o agent	Ivory Architects 66 Rawbrae Road Whitehead BT38 9SZ
Z/2014/0349/LBC	Erection of awning to rear of property	4 Royal Avenue Belfast BT1 1DA	Listed Building Consent	14/03/2014	3/14/14	18/03/2014	Ulster Reform Club Building Company Ltd 4 Royal Avenue Belfast BT1 1DA	FitzGerald and Hannah Architects 250 Ravenhill Road Belfast BT6 8GJ
Z/2014/0350/F	Erection of single storey extension to rear of existing dwelling	6 Gransha Park Belfast BT11 8AU	Full	14/03/2014	3/14/14	18/03/2014	S Shelvin c/o agent	Robert Bryson 18 Gransha Park Belfast BT11 8AU

**Planning Applications deemed valid
For the Period:-3/18/2014 1 to 3/24/2014 1**

Count : 28

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0351/LBC	Alterations and refurbishment of toilets entrance hall/porch	141 Malone Road Belfast BT9 6SX	Listed Building Consent	14/03/2014	3/14/14	18/03/2014	Church of St. John The Evangelist 141 Malone road Belfast BT9 6SX	Rush and Company Limited 7 Upper Malone Road Belfast BT9 6TD
Z/2014/0352/LBC	Change of use of ground floor Bank area to Ulster Scots Hub and Visitor Centre including offices, exhibition/presentation space, shop and cafe.	'Corn Exchange' 1-9 Victoria Street Belfast BT1 3GA	Listed Building Consent	18/03/2014	3/18/14	18/03/2014	Department of Culture, Arts & Leisure 1-7 Bedford Street Belfast BT2 7EG	R E Quinn Architects Limited 14 Princes Street Dromore BT25 1AY
Z/2014/0353/F	Change of use to hot food takeaway	503 Antrim Road Belfast BT15 3BP	Full	13/03/2014	3/13/14	18/03/2014	Elmitwalli Elsayed 43 Rosebank Street Belfast BT13 3HN	Johnston Houston 2-12 Montgomery Street Belfast BT1 4NX
Z/2014/0354/A	8no. vertical banners to existing columns; fascia to existing console space in facade; vinyl to curtain walling	'Corn Exchange' 1-9 Victoria Street Belfast BT1 3GA	Advertisem ent	18/03/2014	3/18/14	18/03/2014	Department of Culture, Arts & Leisure 1-7 Bedford Street Belfast BT2 7EG	R E Quinn Architects Limited 14 Princes Street Dromore BT25 1AY

**Planning Applications deemed valid
For the Period:-3/18/2014 1 to 3/24/2014 1**

Count : 28

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0356/LBC	Replacement of existing timber sash windows with new timber sash windows to 5no. existing listed properties	1-5 Southview Cottages Stranmillis Embankment Belfast BT7 1QH	Listed Building Consent	18/03/2014	3/18/14	20/03/2014	Trinity Housing Association Beechill Business Park 96 Beechill Road Belfast BT8 7QN	Andrew G. Crawford & Company Second Floor 352 Antrim Road Belfast BT15 5AE
Z/2014/0357/LBC	8no vertical banners to existing columns: fascia to existing console space: Vinyl to curtain walling	'Corn Exchange' 1-9 Victoria Street Belfast BT1 3GA	Listed Building Consent	18/03/2014	3/18/14	24/03/2014	Department of Culture Arts and Leisure 1-7 Bedford Street Belfast BT2 7EG	R E Quinn Architects Limited 14 Princes Street Dromore BT25
Z/2014/0359/F	Resurfacing of existing footpath and carpark. installation of natural stone paving bands, street trees, street lighting, bollards, railings and street furniture.	Junction between North Circular Road and Cavehill Road Belfast BT15 5EX	Full	18/03/2014	3/18/14	20/03/2014	Department for Social Development	URS Beechill House Beechill Road Belfast BT8 7RP



**Planning Applications deemed valid
For the Period:-3/18/2014 1 to 3/24/2014 1**

Count : 28

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0361/F	Reconfiguration of space to include parking spaces, level changes with retaining walls, re-paving and re-surfacing, installation of street trees, steps and railings.	Ballysillan Crescent Old Park Belfast Co-Antrim BT14 8HR	Full	18/03/2014	3/18/14	20/03/2014	Department for Social Development	URS Beechill House Beechill Road Belfast BT8 7RP
Z/2014/0363/F	Change of use from restaurant to provide extension to existing adjacent bar premises, partial removal of roof to provide first floor terrace, balcony to front and external alterations	First Floor 703 Lisburn Road Belfast	Full	14/03/2014	3/14/14	24/03/2014	Calla House Ltd c/o agent	FitzGerald and hannah Architects 250 Ravenhill Road Belfast BT6 8GJ
Z/2014/0364/F	The erection of low level floodlighting to bowling green (maximum height 10m)	63 Andersonstown Road Belfast BT11 9AH	Full	19/03/2014	3/19/14	24/03/2014	Falls Bowling and Lawn Tennis Club Ltd 63 Andersonstown Road Belfast BT11 9AH	
Z/2014/0365/F	Proposed two storey rear extension and minor internal alterations	30 Ethel Street Belfast BT9 7FW	Full	19/03/2014	3/19/14	21/03/2014	J Barker 2 Park Lane Gate Hillsborough BT26 6FT	

**Planning Applications deemed valid
For the Period:-3/18/2014 1 to 3/24/2014 1**

Count : 28

Reference Number	Proposal	Location	Application Type	Date Application Received	Date Valid	Date Validated	Applicant	Agent
Z/2014/0366/F	1 ½ storey extension to rear of existing garage and works to garage to provide a granny apartment and single storey glazed link to existing dwelling	31 Orby Drive Castlereagh Belfast BT5 6AF	Full	19/03/2014	3/19/14	24/03/2014	Ashleigh Jeffers 31 Orby Drive Belfast BT5 6AF	"Buy Designz" 15 Linseys Hill Armagh BT61 9HD
Z/2014/0367/LBC	Change of use from existing offices to creche	533 Antrim Road Belfast BT15 3BS	Listed Building Consent	19/03/2014	3/19/14	21/03/2014	Paul Horscroft 2 Fairhill Cushendall BT44 0ND	IDA 553 Antrim Road Belfast BT15 3BS
Z/2014/0371/A	Shop sign with vinyls and projecting ATM sign	Ground Floor Sinclair House 91-93 Royal Avenue Belfast BT1 1FE	Advertisem ent	20/03/2014	3/20/14	24/03/2014	Tesco Stores LTD	One2One Planning Ltd 1 Larkfield Avenue Upper Lisburn Road Belfast BT10 0LY
Z/2014/0372/LBC	Listed building consent for shop sign with vinyls and projecting sign	Ground Floor Sinclair House 91-93 Royal Avenue Belfast BT1 1FE	Listed Building Consent	20/03/2014	3/20/14	24/03/2014	Tesco Stores LTD	One2One Planning Ltd 1 Larkfield Avenue Upper Lisburn Road Belfast BT10 0LY

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Streamlined Planning Applications Decisions Issued

Decision Issued From: 3/13/2014 ' To: 3/26/2014 1

Belfast LGD

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1350/F	Demolition and rebuild of rear return slightly enlarged. Refurbishment to interior.	73 Deramore Avenue Belfast BT7 3ES	3/13/14	Rory Corrigan Apt 74 6 Northview Antrim Road Belfast BT36 7GA	Conor McKenna Architect 16 Loughbeg Park Carrduff BT8 8PE
Z/2013/1454/F	Two storey rear extension to provide open plan living/dining/ kitchen, utility and additional bedrooms	17 Orpen Road Belfast BT10 0BP	3/13/14	Mr & Mrs D Ross 17 Orpen Road Belfast BT10 0BP	Workshop 5 Architects 8 The Close Belfast BT10 0GG
Z/2014/0021/F	Conversion of existing attached garage to living room to include alteration to roof and facade of existing garage.	35 Hampton Park Belfast BT7 3JP	3/13/14	Niall McKenna 35 Hampton Park Belfast BT7 3JP	McGonigle McGrath 474a Ravenhill Road Belfast BT6 0BW
Z/2014/0096/F	Proposed clear glazing to existing gable window	1 Glenmachan Mews Belfast BT4 2RQ	3/13/14	D Wheeler 1 Glenmachan Mews Belfast BT4 2RQ	Gary McKee Architecture 24 Lord Wardens Parade Bangor BT19 1YU

Streamlined Planning Applications Decisions Issued

Decision Issued From: 3/13/2014 ' To: 3/26/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/0126/F	Erection of two storey rear extension to dwelling.	20 Avoniel Parade Belfast	3/13/14	Belfast Rented Homes 20 Avoniel Parade Belfast	Techniplan Design Ltd 40 Mount Merrion Park Belfast BT60GB
Z/2014/0129/F	Refurbishment of existing dwelling to include 2 storey rear extension and new boundary wall/railing	17 Cambourne Park Upper Malone Belfast BT9 6RL	3/13/14	P Kelly c/o agent	John McElroy 72 Osborne Drive Belfast BT9 6LT
Z/2014/0130/F	Erection of single storey rear extension to dwelling	4 Kerrsland Parade Belfast BT5 6EP	3/13/14	Martha Campbell 4 Kerrslan Parade Belfast BT5 6EP	John Baird Architect The Corn Mill 8a Clattering Ford Comber BT23 5QH
Z/2014/0133/F	Erection of 2 storey rear extension to dwelling.	10 Finaghy Park South Belfast BT10 0HR	3/13/14	Cormac Lundy c/o agent	Hugh Morrison Chartered Architect 120 Balmoral Avenue Belfast BT9 6NZ
Z/2013/1104/F	Erection of single storey side and rear extension plus widen existing vehicle entrance	17 Pineview Drive Newtownabbey BT37 7NT	3/14/14	Grainne McIlroy 17 Pineview Drive Newtownabbey BT37 7NT	Kevin Fennell Design 2A Dorchester park Belfast BT9 6RH
Z/2014/0084/F	Proposed single storey rear extension and front porch	20 Fortwilliam Park Belfast BT15 4AL	3/14/14	J Eley c/o agent	MBA Design Services 52 Lansdowne Park Belfast BT15 4AG

Streamlined Planning Applications Decisions Issued

Decision Issued From: 3/13/2014 ' To: 3/26/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1372/A	Shop front signage	10 Belmont Road Belfast BT4 2AN	3/19/14	Christian Fellowship Church 10 Belmont Road Belfast BT4 2AN	Micah T Jones Architect 13 Gilnahirk Road Belfast BT5 7DA
Z/2013/0385/LBC	Proposed secondary glass balustrade (to sit behind the line of existing decorative stone balustrade) on first floor balcony (for the purposes of rendering existing ballstrade compliant with building regulations) and the installation of canvas awnings to ground floor cafe window	Unit 5 The Robinson and Cleaver Building 1-3 Donegall Square North Belfast BT1 5GA	3/20/14	Cleaver Restaurants Belfast Ltd The Linenhall 32-38 Linenhall Street Belfast BT2 8GB	McGonigle McGrath 474a Ravenhill Road Belfast BT6 0BW
Z/2013/0386/F	+Proposed secondary glass balustrade behind existing stone balustrade (to make existing balcony meet building regulations) and the installation of canvas awnings	Unit 5 The Robinson Cleaver Building 1-3 Donegall Square South Belfast BT1 5GA	3/20/14	Cleaver Restaurants (Belfast) Ltd The Linenhall 32-38 Linenhall Street Belfast BT2 8GB	McgonigleMcgrath 474a Ravenhill Road Belfast BT6 0BW
Z/2013/1179/F	Proposed replacement dwelling together with associated external works and landscaping	5 Massey Avenue Belfast BT4 2JT	3/20/14	Mr Paul Baxter 5 Massey Avenue Belfast BT4 2JT	BGA Architects LTD 50 Regent Street Newtownards BT23 4LP

Streamlined Planning Applications Decisions Issued

Decision Issued From: 3/13/2014 ' To: 3/26/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1375/F	First floor extension above existing single storey extension to rear.	35 Stewartstown Road Belfast BT11 9FZ	3/20/14	Gerald Rowlands 35 Stewartstown Road Belfast BT11 9FZ	
Z/2013/1525/F	Alterations and extension to rear of dwelling	31 Cyprus Gardens Belfast BT5 6FB	3/20/14	Murray Fleming 31 Cyprus Gardens Belfast BT5 6FB	Kennedy Design 65 Rocks Chapel Road Crossgar BT30 9HN
Z/2014/0098/F	Proposed 2-storey extension to rear and gable	29 Marina Park Belfast BT5 6BA	3/20/14	J Morgan 29 Marina Park Belfast BT5 6BA	Design RTH ltd 45 Halfpenny Gate Road Moira BT67 0HW
Z/2014/0106/F	Garage and store to side of house	65 Inishowen Drive Belfast	3/20/14	Alison Kane 65 Inishowen Drive Belfast BT10 0EX	
Z/2014/0125/F	Extension to existing church community hall	105 Park Avenue Belfast BT4 1JJ	3/20/14	Pastor Normal Morrell 105 Park Avenue Free Methodists Church Belfast BT4 1JJ	SC Developments 6 Grange Road Downpatrick BT30 7DB

Streamlined Planning Applications Decisions Issued

Decision Issued From: 3/13/2014 ' To: 3/26/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1311/F	Extension for the storage of pallets	28 Ballymacarrett Road Belfast BT4 1BT	3/21/14	Blackthorn Foods 28 Ballymacarrett Road Belfast BT4 1BT	
Z/2013/1368/O	New dwelling and domestic garage (previous approval Z/2010/1192/O)	Adjacent to 18 Knockdene Park Belfast BT5 7AD	3/21/14	Stephen Andress 18 Knockdene Park Belfast BT5 7AD	John Kirkpatrick Architect 20 Ballyknocken Road Saintfield BT24 7HJ
Z/2014/0008/F	Single storey rear extension, 2 storey front extension and alterations to existing roof.	44 Knocklofty Park Belfast BT4 3NB	3/21/14	Peter Gibson 44 Knocklofty Park Belfast BT4 3NB	Designer Home Plans 1 Victoria Court Ballymartin Newry BT34 4GH
Z/2014/0043/F	Single storey extension to rear of dwelling	13 Clonlee Drive Ballyhackamore Belfast BT4 3DA	3/21/14	Michael Taylor 13 Clonlee Drive Ballyhackamore Belfast BT4 3DA	Robert Clarke Drung Quigley's point Co. Donegal ROI
Z/2014/0047/O	Proposed site for a detached dwelling and garage	Site Adjacent to no 2 Locksley Drive Belfast BT10	3/21/14	Gordon Mackenzie 2 Locksley Drive Upper Lisburn Road Belfast BT10 0BH	McNally Morris Architects 15 Edenrillick Road Hillsborough BT26 6PG

Streamlined Planning Applications Decisions Issued

Decision Issued From: 3/13/2014 ' To: 3/26/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/0117/F	Temporary decant lecture theatre/accommodation building erected for higher level teaching accommodation	In the grounds of QUB School of Geography Department Elmwood Avenue Belfast BT9 6AY	3/21/14	Queens University Belfast Estates Department University Road Belfast BT7 1NN	Kennedy Fitzgerald Architects 3 Eglantine Place BT9 6EY
Z/2013/0968/F	Proposed first floor extension to rear of dwelling	40 McMaster Street Belfast BT5 4HP	3/24/14	Tim Rodgers 40 McMaster Street Belfast BT5 4HP	PS Design 49 Hillsborough Road Carryduff BT8 8HS
Z/2013/0969/LBC	Proposed first floor extension to rear of dwelling and internal alterations.	40 McMaster Street Belfast Co Antrim BT5 4HP	3/24/14	Tim Rodgers 40 McMaster Street Belfast BT5 4HP	PS Design 49 Hillsborough Road Carryduff BT8 8HS
Z/2013/1435/F	Change of use to create a single dwelling house, where care is provided, including ancillary office and provision of single storey extension to rear.	8/10 Fountainville Avenue University Road Belfast BT9 6AN	3/24/14	Harry Rolston Architects Limited 49 Lisleen Road Belfast BT5 7SU	Oaklee Homes Group Limited 37-41 May Street Belfast BT1 4DN
Z/2013/0866/F	Recladding existing contemporary extension, forming new entrance, external steps and ramp to School of Creative Arts building, and repairs to northern boundary wall.	Queen's University Belfast University Road Belfast BT7 1NN	3/25/14	Queens University Belfast University Road Belfast BT7 1NN	Consarc Design Group The Gas Office 4 Cromac Quay Belfast BT7 2JD

Streamlined Planning Applications Decisions Issued

Decision Issued From: 3/13/2014 · To: 3/26/2014 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/0870/LBC	Recladding existing contemporary extension, forming new entrance, external steps and ramp to the School of Creative Arts and repairs to northern boundary wall	Queen's University Music Building University Road Belfast BT7 1NN	3/25/14	Queen's University Belfast University Road Belfast BT7 1NN	Consarc Design Group The Gas Office 4 Cromac Quay Belfast BT7 2JD
Z/2013/0967/F	Two storey extension to rear of dwelling.	83 Knock Road Belfast BT5 6LD	3/25/14	Mr R Mitchell 83 Knock Road Belfast BT5 6LD	MW McCullough Architect Texam Building Altona Road Lisburn BT27 5QB
Z/2013/1280/F	Proposed 2 storey rear extension with single storey side extension	76 Loopland Drive Castlereagh BT6 9DX	3/25/14	David James Filer 76 Loopland Drive Castlereagh BT6 9DX	Breen I McCuskey 152a Washingbay Road Coalisland BT71 4QE
Z/2014/0038/F	Replacement garage and single storey extension to rear	88 Marlborough Park North Belfast BT9 6HL	3/26/14	Alex Kane 88 Marlborough Park North Belfast BT9 6HL	

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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.



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

3

Application Ref Z/2012/0861/F

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

Location 19 Myrtlefield Park
Belfast
BT9 6NE

Proposal Conversion and extension of existing detached dwelling house into 4 apartments. including landscaping and parking (amended plans)

4

Application Ref Z/2012/1162/F

Applicant Dr and Ms Manning and Burns 35 **Agent** Consarc Design Group The Gas
Bridgefield Avenue Office
Wilmslow 4 Cromac Quay
Cheshire Ormeau Road
SK9 2JS Belfast
BT7 2JD

Location Lands Adjacent to 15 Osborne Park
Belfast
BT9 6JN

Proposal Erection of single storey dwelling incorporating a garage.

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

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

5

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.

6

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**

7

Application Ref Z/2013/0231/F

Applicant Ridgeway 103 Airport Road
Belfast
BT3 9ED

Agent Robert Gilmore Architects 64
Haypark Avenue
Belfast
BT7 3FE

Location 103 Airport Road West
Belfast
BT3 9ED

Proposal Erection of a 15m tall galvained steel tower for "Work at heights" training

- 1 The proposed development is contrary to PPS 1 'General Principles' and DCAN 12 (2nd Edition) 'Planning Controls for Hazardous Substances' due to its proximity to a Major Hazard Installation (COMAH); and if permitted the development would result in an unacceptable increased risk to public safety in terms of the prospective users of the development.
- 2 Having notified the agent under Article 7 (4) of the Planning (General Development) Order (NI) 1993 that further details was required to allow the Department to determine the application and having not received this information, the Department considers the proposal unacceptable as submitted.

8

Application Ref Z/2013/0261/F

Applicant MJ McBride Construction Ltd c/o
agent

Agent Pragma Planning Scottish Provident
Building
7 Donegall Square West
Belfast
BT1 6JH

Location Lands at the junction of the service road into former Visteon factory and Finaghy Road North
opposite Castlewood Manor and Woodland Grange
Belfast
BT11

Proposal Erection of 9 apartments

9

Application Ref Z/2013/0624/F

Applicant Helm Housing c/o agent

Agent TSA Planning 29 Linenhall Street
Belfast
BT2 8AB

Location 2 Bellevue Park
79-83 Antrim Road
Newtownabbey
BT36

Proposal Demolition of 4 no existing dwellings on site and erection of 4no replacement dwellings with associated landscaping and site works (amended plans)



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

10

Application Ref Z/2013/0749/F

Applicant Shane McCusker 608 Somerset Studios
Marcus Ward Street
Belfast
BT7 1RP **Agent** Shane McCusker

Location Land to rear of nos 26-30 Belmont Avenue
Strandtown
Belfast
BT4 3DD

Proposal Erection of 1 detached dwelling.

11

Application Ref Z/2013/0912/F

Applicant Hagan Homes Ltd c/o agent **Agent** AMD Architectural Design 8 Canvy Manor
Drumnacavy
Portadown
BT63 5LP

Location 462-466 Shore Road
Belfast
BT15 4HD

Proposal Conversion of existing first floor premises to 3no. apartments

- 1 The proposal is contrary to Planning Policy Statement 1: 'General Principles' in that if approved it would not provide a suitable living environment as potential residents would be adversely affected by noise, vibrations and odours from existing commercial activity at ground floor level.
- 2 The proposal is contrary to Policy QD 1, Quality in New Residential Development, of Planning Policy Statement 7 (PPS 7) 'Quality Residential Environments' in that the applicant has failed to demonstrate that the proposal will not create conflict with adjacent land uses and no provision has been made for private open space.

12

Application Ref Z/2013/0944/F

Applicant Henderson Property Group PO Box 49 Hightown Avenue
Newtownabbey **Agent** Clarman Ltd Lineside House
Lineside
Coalisland
BT71 4LP

Location Lands at junction of Belmont Road and Pirrie Road and adjacent to 275 Belmont Road
Belfast

Proposal Proposed neighbourhood shop with petrol filling station facilities, ATM, forecourt canopy and carparking.

- 1 The proposal is contrary to Addendum to PPS 6: Areas of Townscape Character in that the proposal, if permitted, will result in harm to Belmont ATC through inappropriate scale, layout and design.
- 2 The proposal is contrary to Planning Policy Statement 1: General Principles in that, if permitted, will result in demonstrable harm to the character of this established residential area.



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

13

Application Ref Z/2013/0972/F

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

Agent

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 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.

14

Application Ref Z/2013/1214/F

Applicant Fiona Loughrey C/o agent

Agent McGarry Moon Architects Ltd 9
Fallahogey Road
Kilrea
BT51 5ST

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

- 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.



Council Deferred items still under consideration Area :- Belfast

15

Application Ref Z/2013/1252/F

Applicant B Knox c/o agent **Agent** Robert Bleakley Architects Ltd 76
Main Street
Moirá
BT67 0LQ

Location 278 Belmont Road
Belfast
BT4 2HB

Proposal Demolition of existing garage and construction of dwelling

- 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.

16

Application Ref Z/2013/1309/F

Applicant Windsor Lawn Tennis Club c/o agent **Agent** TODD Architects and Planners 2nd
Floor Titanic House
6 Queens Road
Belfast
BT3 9DT

Location Windsor Lawn Tennis Club
37 Windsor Avenue
Belfast
BT9 6EJ

Proposal Retrospective planning application for a storage container to facilitate the storage of tennis dome and associated equipment when not in use.

- 1 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies within the Malone Conservation Area and the development would, if permitted, detract from its character and appearance by reason of its scale, form and materials which are not in sympathy with the characteristic built form of the area and do not conform with the guidance as set out in the Malone Conservation Area document.



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

17

Application Ref Z/2013/1470/F

Applicant Colin Clear 39 Orpen Road
Belfast
BT10 0BP

Agent Jim Ireland Architects Ltd 18 Moss
Road
Banbridge
BT32 5EF

Location 39 Orpen Road Belfast BT10 0BP

Proposal Proposed new dwelling with parking to rear of 39 Orpen Road and new access and driveway to the front of No. 39 Orpen Road (amended description and address)

- 1 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments in that it would ,if permitted, result in unacceptable damage to the character of the area by reason of overdevelopment of the site due to inappropriate siting, layout, scale, form, massing and design and would set an undesirable precedent for similar development in the area. The proposal, if permitted, would also fail to provide adequate amenity space and would cause unacceptable damage to the residential amenity of existing residents by reason of dominance.
- 2 The proposal is contrary to Policy LC 1 of the Addendum to PPS 7: Safeguarding the Character of Established Residential Areas, in that it will increase the density of dwellings on this site in comparison to that found in the established residential area and the pattern of development is out of keeping with the overall character and environmental quality of the established residential area.

18

Application Ref Z/2014/0074/F

Applicant J Brady

Agent GT Design 10 Comber Road
Carryduff
BT8 8AN

Location adj to 42 Belmont Church Road Belfast BT4 3FF

Proposal Erection of dwelling and attached garage- amendment to previous approval Z/2011/0410/F.

- 1 The proposal is contrary to Policy QD 1 of the Department's Planning Policy Statement 7: Quality Residential Environments in that it would, if permitted, be harmful to the character of the area through inappropriate layout, form and massing resulting in overdevelopment of a restricted site and would cause unacceptable damage to the residential amenity of prospective and existing residents by reason of dominance and overshadowing.



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

Council Belfast**Date 4/3/14**

ITEM NO	D1			
APPLIC NO	Z/2013/0037/F	Full	DATE VALID	1/11/13
DOE OPINION	APPROVAL			
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



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

ITEM NO	D2			
APPLIC NO	Z/2013/0991/A	Advertiseme	DATE VALID	9/5/13
DOE OPINION	REFUSAL			
APPLICANT	CBS Outdoor Ltd 6 Murray Street Belfast BT1 6DN	AGENT	BGA Architects Ltd 50 Regent Street Newtownards BT23 4LP 028 9181 5736	
LOCATION	Adjacent to car park at junction of Ormeau Street and Ormeau Road Belfast BT7 1DY			
PROPOSAL	1No. 48 sheet advertising hoarding			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 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.



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

ITEM NO	D3			
APPLIC NO	Z/2013/1019/A	Advertiseme	DATE VALID	9/11/13
DOE OPINION	REFUSAL			
APPLICANT	CBS Outdoor Ltd 6 Murray Street Belfast BT1 6DN	AGENT	BGA Architects Ltd 50 Regent Street Newtownards BT23 4LP 02891815736	
LOCATION	55 Ormeau Road Belfast BT7 1DY			
PROPOSAL	2no 96 sheet advertising hoardings			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposed signage is contrary to Policy AD1of 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.

ITEM NO	D4			
APPLIC NO	Z/2013/1392/F	Full	DATE VALID	11/28/13
DOE OPINION	APPROVAL			
APPLICANT	Raymond Watters 16 Salisbury Gardens Belfast BT15 5EL	AGENT	NA	
LOCATION	9 Thomas Street Belfast BT15 1FF			
PROPOSAL	Change of use from dwelling to house in multiple occupation (HMO)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	1	0
			Addresses	Signatures
			36	56
			Addresses	Signatures
			0	0

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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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Belfast Council

Applications for Planning Permission

and

Applications deferred from previous meetings

4/3/14



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

Council Belfast

Date 4/3/14

ITEM NO	1			
APPLIC NO	Z/2012/1272/F	Full	DATE VALID	11/9/12
DOE OPINION	APPROVAL			
APPLICANT	Finaghy Primary Street Road South Belfast BT10 0DR	Finaghy	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 (Revised Site Plan)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	3	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/2012/1330/F	Full	DATE VALID	11/28/12
DOE OPINION	APPROVAL			
APPLICANT	Carncastle Properties Ltd 24 Main Street Hilltown BT34 5UH		AGENT	Macrae Hanlon Spence Architects 2 Bellsbridge Office Park 100 Ladas Drive Belfast BT6 9FH 028 9046 9669
LOCATION	Site between nos 135 & 143 Upper Springfield Road Belfast (site of Mourneview Pub - now demolished) BT17 0LU			
PROPOSAL	Amended proposal: Apartments reduced by two units and apartment block reduced to two storey. Erection of 15 no 2 storey dwellings and 4 no 2 bedroom apartments and associated siteworks			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	1	0
			Addresses	Signatures
			26	34
			Addresses	Signatures
			0	0

ITEM NO	3			
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	4			
APPLIC NO	Z/2013/0713/F	Full	DATE VALID	6/25/13
DOE OPINION	APPROVAL			
APPLICANT	Triangle Housing Association 60 Eastermeade Gardens Ballymoney BT53 6BD		AGENT	McAdam Design 1c Montgomery House 478 castlereagh Road Belfast BT5 6BQ 028 9040 2000
LOCATION	290 - 292 Hollywood Road and 2 - 4 Station Road Belfast			
PROPOSAL	Supported living scheme comprising of 18 apartments and 1 shared house (4 people) and associated works.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	5			
APPLIC NO	Z/2013/0847/F	Full	DATE VALID	7/29/13
DOE OPINION	APPROVAL			
APPLICANT	NI Water Westland House 40 Old Westland Road Belfast BT14 6TE		AGENT	WYG Engineering (NI Limited) 1 Locksley Business Park Montgomery Belfast 028 9070 6000
LOCATION	Ormeau Avenue Hydraulic Upgrade car park adjacent to The Stiff Kitten Bar between Hardcastle Street and Maryville Street Belfast Co Antrim			
PROPOSAL	Proposed pumping station and combined sewer overflow chamber. This will include a MCC kiosk, wash water booster set, lighting column, site boundary fence and compound yard (amended description and plans).			
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	6			
APPLIC NO	Z/2013/0979/F	Full	DATE VALID	9/3/13
DOE OPINION	APPROVAL			
APPLICANT	T Reynolds 14 Upper Lisburn Road Belfast BT10 0AA		AGENT	James McKernan Chartered Architect 31 Beechill Road Belfast BT8 7PT 078 7668 8160
LOCATION	47 Priory Park Belfast BT10 0AE			
PROPOSAL	Single storey garage and store to rear of property, with access off Priory Gardens (Amended Plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	6	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/2013/1086/A	Advertiseme	DATE VALID	9/30/13
DOE OPINION	REFUSAL			
APPLICANT	Quality Tailored Homes Office Suite 1 Cranmore House 613 Lisburn Road Belfast BT9 7GT	AGENT	Quality Tailored Homes Office Suite 1 Cranmore House 613 Lisburn Road Belfast BT9 7GT 028 9261 9328	
LOCATION	Office Suite 1 Cranmore House 613 Lisburn Road Belfast BT9 7GT			
PROPOSAL	Advertisement at 1st floor level			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposal if permitted, would harm the visual amenity, character and appearance of the area due to inappropriate siting on the host building and set an undesirable precedent for further similar signage, resulting in further harm to the character of the area.
- 2 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 of the surrounding area due to visual clutter caused by the cumulative effect of the proposal when read with other advertisements in the surrounding area.



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

ITEM NO	8			
APPLIC NO	Z/2013/1122/F	Full	DATE VALID	10/7/13
DOE OPINION	APPROVAL			
APPLICANT	University of Ulster c/o agent		AGENT	JUNO Planning and Environmental Ltd 322a Ormeau Road Belfast BT7 2GE 90645222
LOCATION	Proposed Greater Belfast Development York Street/Donegall Street/Frederick Street Belfast			
PROPOSAL	To vary conditions 3, 4, 7, 9, 12, 14, 15, 16, 17, 18, 19, 20, & 27 and remove conditions 23, 24, 25, 26, 28, 29, 30, & 31 included on the decision notice for the approved University of Ulster Greater Belfast development (Z/2012/0361/F). (Conditions 1, 2, 5, 6, 8, 10, 11, 13, 21, 22, 32 and 33 are to remain unchanged)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	9			
APPLIC NO	Z/2013/1343/F	Full	DATE VALID	11/19/13
DOE OPINION	APPROVAL			
APPLICANT	M Cunningham c/o agent		AGENT	Bell Architects Ltd 65 Main Street Ballymoney BT53 6AN 02827666406
LOCATION	11 Maryville Park Belfast BT9 6LW			
PROPOSAL	Two storey side and rear extension, internal remodelling, widening of front access and driveway and proposed new garage (amended plans)			
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	10			
APPLIC NO	Z/2014/0055/F	Full	DATE VALID	1/17/14
DOE OPINION	APPROVAL			
APPLICANT	Mr & Mrs D Wright 2 Sans Souci Lane Belfast BT9 5QY		AGENT	Clem McKee Architect 140 Comber Road Dundonald Belfast BT16 2BP 028 9048 9185
LOCATION	2 Sans Souci Lane Belfast BT9 5QY			
PROPOSAL	Two storey extension to side & rear of dwelling & elevation alterations			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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