

Document Pack

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



27th February, 2015

MEETING OF TOWN PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room (Room G05), City Hall on **Thursday, 5th March, 2015 at 4.30 pm**, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

AGENDA:

1. **Routine Matters**
 - (a) Apologies
 - (b) Minutes
 - (c) Declarations of Interest
 - (d) Requests to Address the Committee
2. **Routine Correspondence**
3. **Deferred Items Under Consideration (Pages 3 - 18)**
4. **Appeal Dates and Decisions Notified (Pages 19 - 22)**
5. **Streamlined Decisions Issued (Pages 23 - 36)**
6. **Reconsidered Items (Pages 37 - 40)**
7. **Schedule of Applications (Pages 41 - 66)**



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

1

Application Ref Z/2009/0861/O
Applicant B.E.L.B As Agent **Agent** Patricia Mellon C.A.O 40 Academy Street
 Belfast
 BT1 2NQ
Location Y.M.C.A Lagan Meadows, 58 Knightsbridge Park, Belfast, BT9 5EM
Proposal New 14 class primary school, new childcare centre, extension to existing pavilion, provision of additional ancillary administrative-, multipurpose sports- and changing facilities- buildings, new 3rd generation sports pitch, c/w floodlighting

- 1 The proposal is contrary to the Joint Ministerial Statement of 31 January 2005 on the grounds of prematurity, as the draft Belfast Metropolitan Area Plan 2015 has reached an advanced stage of preparation, and objections have been received to the Metropolitan Development Limit (Belfast) (Designation BT 001) and the Lagan Valley Regional Park (Designation COU 12) of which this site forms a part. The effect of an approval for this proposal, in advance of the final adoption of the Belfast Metropolitan Area Plan 2015, would be prejudicial to the outcome of the plan process.
- 2 The Department has insufficient information as required under Article 7 (4) of the Planning (General Development Order (NI) 1993 to fully assess whether the proposal will bring substantial community benefit as required by Policy OS 1 of PPS 8.

2

Application Ref Z/2010/0245/F
Applicant Liberante Developments Ltd C/O Agent **Agent** Gregory Architects 4 Crescent Gardens
 Belfast
 BT7 1NS
Location 55-71 Ormeau Road, Belfast. BT7 1DY
Proposal 7 storey mixed use development, 83 No. apartments with associated parking at ground and mezzanine level, 5 No. retail units.

- 1 The proposal is contrary to Planning Policy Statement 1 'General Principles' in that insufficient information has been submitted under Article 7(4) of the Planning (General Development) Order (NI) 1993 (as amended) to enable the Department to fully determine this application.

3

Application Ref Z/2010/0767/F
Applicant The Care Circle Group C/o Agent **Agent** Turley Associates Hamilton House
 Joy Street
 Belfast
 BT2 8LE
Location 170 Upper Malone Road, Belfast, BT17 9EH.
Proposal Proposed nursing home -specialist elderly mentally infirm unit with ancillary works. (Reduced scheme to 45 bedrooms) Amended Scheme

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

4

Application Ref Z/2011/0726/O

Applicant First Trust **Agent** Turley Associates Hamilton House
Joy Street
Belfast
BT2 8LE

Location Lands northwest of 1-8 Springfield Heights and north of Moyard Crescent
Belfast
BT13

Proposal Proposed site for residential development, new access and ancillary site works.

5

Application Ref Z/2011/1404/F

Applicant Wastebeater Blackstaff Road **Agent** RPS Elmwood House
Kennedy Way Industrial Estate
Belfast
BT11 9DT 74 Boucher Road
Belfast
BT12 6RZ

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

Proposal Demolition of existing office block and proposed erection of building for use as a waste treatment and transfer facility for non-hazardous waste and ancillary works including weighbridge, offices and concrete hardstanding for access and parking.

- 1 The proposed development is contrary to Policy WM 1 of the Department's Planning Policy Statement 11 (PPS 11) Planning and Waste Management, and Policy PED 8 of Planning Policy Statement 4 (PPS 4) Planning and Economic Development in that the proposed development would, if permitted, have an adverse impact on business users trying to access and exit the existing business units at the rear of the facility.
- 2 The proposal is contrary to Policy PED 8 of the Department's Planning Policy Statement 4, Industrial Development in that the development would, if permitted be incompatible with the existing business undertakings in the vicinity by reason of the increase in HGV traffic (carrying waste) with the associated noise, dirt and dust which would have a negative impact on particular businesses (including Delta Packaging) which require a relatively clean environment in order to operate successfully.



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

6

Application Ref Z/2012/0447/F

Applicant HJS Developments c/o agent **Agent** Turley associates 29-31
Montgomery Street
Belfast
BT1 4NX

Location The entrance to Sainsburys petrol filling station
Kennedy Centre
Falls Road
Belfast

Proposal Installation of traffic lights at the junction of Lake Glen Drive/Falls Road and Sainsbury's petrol
Station junction/Falls Road at the Kennedy Centre

- 1 The proposal is contrary to Policy AMP 6 of Planning Policy Statement 3 - 'Access Movement and Parking' in that the submitted details have failed to demonstrate that the new junction layout is capable of accommodating the additional and redistributed traffic that would result from the implementation of the development, without detriment to traffic progression on the Falls Road, thereby prejudicing the road safety and convenience of road users.
- 2 The proposal is contrary to Policy AMP 2 of Planning Policy Statement 3 - 'Access Movement and Parking' in that the submitted details have failed to demonstrate that a safe and efficient access to the adjoining road network can be provided, thereby prejudicing the road safety and convenience of road users.

7

Application Ref Z/2012/1421/F

Applicant Markets Development Association 3 **Agent** Fresh Design 1 College House City
Upper Stanfield Street
Belfast
BT7 2DN Link Busines
City Link Business Park
Durham Street
Belfast
BT12 4HQ

Location Land within existing archways under East Bridge Street
Belfast
BT1

Proposal Conversion of and extension to existing archways to comprise a creche, an employment
education and training club, community space, cafe, health and fitness facility with access to
East Bridge Street and train station (amended description).

- 1 The proposal is contrary to Planning Policy Statement 1 'General Principles' in that insufficient information has been submitted under Article 7(4) of the Planning (General Development) Order (NI) 1993 (as amended) to enable the Department to fully determine this application.

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

8

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

9

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

10

Application Ref Z/2013/0972/F

Applicant Una Somerville-Todd Architects and **Agent**
Planners 2nd Floor Titanic House
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 4 No 2 bed apartments, 5 detached dwellings, new access and associated car parking/landscaping and ancillary works. (Additional information)

- 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.

11

Application Ref Z/2013/1402/F

Applicant Oakland Homes (Antrim Road) LTD **Agent** Like Architects 34 Bedford Street
Belfast
BT2 7FF

Location 151-167 Antrim Road and 12 Halliday's Road
Belfast
BT15 2GW**Proposal** Demolition of existing public house, betting office (bookmaking office) and snooker hall, construction of betting office (bookmaking office), public house, ATM and 31no. apartments (amended description and plans).

- 1 The proposal is contrary to BH 11 of Planning Policy Statement 6: Planning, Archaeology and the Built Environment in that it would, if permitted, affect the setting of nearby listed buildings 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 in that in that it would if permitted result in overdevelopment of the site and would cause unacceptable damage to the character and residential amenity of the area through inappropriate scale, form, massing, layout and design and would result in dominance and overshadowing to neighbouring residents.

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

12

Application Ref Z/2013/1482/F
Applicant Seville Limited c/o agent **Agent** TSA Planning 29 Linenhall Street
 Belfast
 BT2 8AB
Location St Thomas' Hall
 138a Lisburn Road
 Belfast
 BT9
Proposal Demolition of existing building and erection of 19 no apartments, associated amenity space and site works (Amended plans received).

- 1 The proposal is contrary to Planning Policy BH12 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' in that the design and form of the proposed building would detract from the character and appearance of the Conservation Area
- 2 The proposal is contrary to Planning Policy Statement 1 'General Principles' and Planning Policy Statement 7 'Quality Residential Environments' Policy QD1 in that it would, if permitted, result in overdevelopment of the site by reason of unacceptable scale, massing, form and layout which would cause unacceptable damage to the residential amenity of existing and proposed residents through poor outlook, overlooking and dominance.

13

Application Ref Z/2013/1484/DCA
Applicant Seville Limited c/o agent **Agent** TSA Planning 29 Linenhall Street
 Belfast
 BT2 8AB
Location St Thomas' Hall
 138a Lisburn Road
 Belfast
 BT9
Proposal Demolition of St Thomas' Hall.

The proposal is contrary to Planning Policy BH 14 of the Department's Planning Policy Statement 6: Planning Archaeology and the Built Heritage in that an adequate replacement scheme has not been provided for the site and the resultant gap site would have a detrimental impact on the character and appearance of the Conservation Area.

14

Application Ref Z/2013/1486/F
Applicant Loughside FC c/o agent **Agent** Fresh design 667 Shore Road
 Whiteabbey
 BT37 0ST
Location Skegoneil Avenue
 Belfast
 BT15 3LL
Proposal Improvements to existing football grounds, to include 3G pitch, floodlights, 200 seater stand, dugouts, 1.2m fencing, new turnstiles and new vehicular access on Jellicoe Avenue with associated off street car parking (amended description).

- 1 The proposal is contrary to Planning Policy Statement 1: General Principles in that insufficient information has been submitted under Article 7(4) to adequately address potential contamination on the site.



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

15

Application Ref Z/2014/0019/F

Applicant ECAL Construction Ltd c/o **Agent** Pragma Planning Scottish Provident Building
7 Donegall Square West
Belfast
BT1 6JH

Location 179 Cavehill Road
Belfast
BT15 5BP

Proposal Demolition of existing buildings and erection of ground floor retail/service retail unit with 3 no apartments over and to the rear (amended proposal)

- 1 The proposal is contrary to ATC 1 and ATC of the Adendum to Planning Policy Statement 6: Areas of Townscape Character in that the building makes a material contribution to the character and appearance of Cavehill Area of Townscape Character and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition. and the development would, if permitted, detract from its character and appearance due to the breaking of the established building line.

16

Application Ref Z/2014/0108/A

Applicant Robert Smyth 38 Cuba Walk **Agent** Alan Gregg 32 Carolhill Drive
Belfast
BT4 2FT

Location 321-329 Albertbridge Road
BT5 4PY

Proposal Hoarding

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposed development if permitted would have an adverse impact on the visual amenity of the area by virtue of visual clutter created by a proliferation of existing advertisms along this section of the Newtownards Road and which would lead to an undesirable precedent for other similar signs within the locality.



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

17

Application Ref Z/2014/0189/F
Applicant Millar and Mills C and D c/o agent **Agent** Site Express 45 Church View
 Hollywood
 BT18 9DP

Location 41 Malone Road
 Belfast
 Co. Antrim
 BT9 6RX

Proposal Conversion of 1st, 2nd and 3rd floor offices to 4 no apartments. (Amended scheme, revised drawings and parking survey received.)

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments and Policy LC2 of the Addendum to PPS 7 and in that it would if permitted cause unacceptable damage to residential amenity, harming the living conditions of prospective residents through poor outlook, overshadowing and general disturbance and would set an undesirable precedent.
- 2 The Department has insufficient information as required under Article 7 (4) of the Planning (General Development Order (NI) 1993 to fully assess whether the proposal is acceptable in terms of access, movement and parking.
- 3 The Department has insufficient information as required under Article 7 (4) of the Planning (General Development Order (NI) 1993 to fully assess whether the proposal is acceptable in terms policies BH 7 and BH 8 of Planning Policy Statement 6 'Planning Archaeology and the Built Heritage' in relation to the proposed change of use and alterations to this Listed Building.

18

Application Ref Z/2014/0190/LBC
Applicant Millar and Mills C and D c/o agent **Agent** Site Express 45 Church View
 Hollywood
 BT18 9DP

Location 41 Malone Road
 Belfast
 Co. Antrim
 BT9 6RX

Proposal Works to listed building to facilitate the conversion of 1st, 2nd and 3rd floor offices to 4 No apartments including internal alterations, new internal wall and staircase. (Amended scheme)

- 1 The Department has insufficient information as required under Article 7 (4) of the Planning (General Development Order (NI) 1993 to fully assess whether the proposal is acceptable in terms policies BH 7 and BH 8 of Planning Policy Statement 6 'Planning Archaeology and the Built Heritage' in relation to the proposed change of use and alterations to this Listed Building.

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

19

Application Ref Z/2014/0586/F

Applicant Apex Housing c/o agent **Agent** McGirr Architects Ltd 670 Ravenhill Road
Belfast
BT6 0BZ

Location Lands on McClure Street to include land south of railway and north of Powerscourt PLace between 10 Cameron Street and 85 Ormeau Road Belfast BT7 1SH

Proposal Construction of 20no 5 person 3bed and 7no 3person 2bed social housing dwellings with associated landscaping

20

Application Ref Z/2014/0675/F

Applicant Excel Glass Ltd Musgrave Park **Agent** Hawthorne associates 3 The Beeches
Industrial Estate
32 Stockman's Way
Belfast
BT9 7ET Grove Road
Ballynahinch
BT24 8RA

Location Musgrave Park Industrial Estate
32 Stockman's Way
Belfast
BT9 7ET

Proposal Proposed warehouse extension for the storage of a new range of low emmissivity glass, in conjunction with additional vehicular parking, additional hardstanding area extension and approximately 60m of culverting extension to the Woodland River.

- 1 The proposal is contrary to the Department's Planning Policy Statement 2, Planning and Nature Conservation Policy NH5 in that the development, if permitted would result in the unacceptable adverse impact on and damage to the Woodland river corridor.
- 2 The proposal is contrary to the Department's Planning Policy Statement 4, Industrial Development and Planning Policy Statement 24 Draft Economic Considerations PED 9 in that the development, if permitted would adversely impact upon features of natural heritage and not assist with the promotion of biodiversity.
- 3 The proposal is contrary to the Department's Planning Policy Statement Planning and Flood Risk FLD 1 4 in that in has not been demonstrated that there is no practicable alternative to the culverting of the Woodlands River.

21

Application Ref Z/2014/0919/F

Applicant Afrim Kannabecaj 11 Rosetta Park **Agent** Doherty Architectural Services 37 Wynchurch Avenue
Belfast
BT6 0DJ Belfast
BT6 0JP

Location 11 Rosetta Park
Belfast

Proposal Two storey extension to rear and new detached garage to rear.



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

22

Application Ref Z/2014/1013/F

Applicant Mr Chris Hawthorne 9 Irwin Crescent
Belfast
BT4 3AQ

Agent A S Whiteman Architects BT3
Business Centre
10 Dargan Crescent
Belfast
BT3 9JP

Location 178 Upper Newtownards Road
Belfast
BT4 3ES

Proposal Change of use from residential to linguistic training centre

- 1 The proposal would, if permitted, have a detrimental impact on the character and appearance of the area by the introduction of a non-residential use in a residential area which could set a precedent for similar developments in the future.
- 2 The proposal is contrary to Planning Policy Statement 1, General Principles in that the use would, if permitted, harm the living conditions of the neighbouring residential properties through noise, nuisance and general disturbance resulting in a loss of residential amenity.

23

Application Ref Z/2014/1032/O

Applicant Glenalpin Street Ltd c/o agent

Agent Michael Burroughs Associates 33
Shore Road
Holywood
BT18 9HX

Location Site bounded by Wellwood Street
Glenalpin Street and Norwood Street
Belfast

Proposal Outline application for purpose built student accommodation, max 391 no beds, and commercial car parking, max 19 spaces (replacement of existing spaces)

- 1 The proposal is contrary to Planning Policy Statement 1 - 'General Principles' in that it has not been demonstrated how the proposed number of units can be accommodated on the site without causing a detrimental impact on the amenity of neighbouring properties by way of dominance, overshadowing and overlooking.
- 2 The proposal is contrary to Policy HMO 7 of the 'Houses in Multiple Occupancy Subject Plan for Belfast City Council Area 2015' in that it has not been demonstrated that the proposal will not have an adverse impact on the amenity of this primarily residential area.
- 3 The proposal is contrary to Planning Policy Statement 1 - 'General Principles' by reason of its height, bulk, massing and density which represents an overdevelopment of the site which would have an adverse impact on the character, appearance and amenity of the surrounding area.



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

24

Application Ref Z/2014/1057/F

Applicant Mr and Mrs D Hughes 4
Shrewsbury Park
Belfast
BT9 6PN

Agent Seamus McLarnon 72 Upper Road
Greenisland
Carrickfergus
BT38 8RL

Location 4 Shrewsbury Park
Belfast
BT9 6PN

Proposal Demolition of existing house and construction of new 2 storey dwelling house and detached garage.

- 1 The proposal is contrary to Policies BH10 and BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage and A Design Guide for the Malone Conservation Area in that the dwelling makes a positive material contribution to the character and appearance of the Malone Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition
- 2 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage and A Design Guide for the Malone Conservation Area in that it would if permitted harm the character and appearance of the Malone Conservation Area through inappropriate scale, massing, design and detailing.
- 3 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, have an adverse impact on the amenity of the adjoining residential properties by reason of unacceptable scale and massing.

25

Application Ref Z/2014/1059/DCA

Applicant Mr and Mrs D Hughes 4
Shrewsbury Park
Belfast
BT9 6PN

Agent Seamus McLarnon 72 Upper Road
Greenisland
Carrickfergus
BT38 8RL

Location 4 Shrewsbury Park
Belfast
BT9 6PN

Proposal Demolish existing two storey detached house and single garage.

- 1 The proposal is contrary to Policy BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage and A Design Guide for the Malone Conservation Area in that the dwelling makes a material contribution to the character and appearance of the Malone Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition.



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

26

Application Ref Z/2014/1207/O

Applicant Garden Lodge Developments Ltd c/ **Agent** Alan Patterson Design LLP 112
o agent Craigdarragh Road
Helen's Bay
BT19 1UB

Location Lands adjacent to 392 and 394 Belmont Road
Belfast
BT4

Proposal Proposed development of 2no. detached dwellings with garages and all other associated site works

- 1 The proposal is contrary to the Department's Planning Policy Statement 1, General Principles and Policy COU6, in that the proposal through its scale, siting, and lack of extensive natural and established vegetation will have a significant adverse effect on the quality, character and features of interest in Areas of High Scenic Value.
- 2 The proposal is contrary to the Department's PPS 1, General Principles, and PPS 21 Policy CTY13 - Integration and Design of Buildings in the Countryside (criterion a, b and c), and Policy CTY14 – Rural Character (criterion a and b) in that the proposal would be unduly prominent, lacks long established natural boundaries, and will require significant use of new landscaping to provide integration. Consequently the proposal will have a detrimental impact on the rural character of this area through a suburban style of development.
- 3 The proposal is contrary to the Department's Planning Policy Statement 1, General Principles and Policy CTY15 Planning Policy Statement 21, in that the proposal would have a detrimental impact on the setting of the settlement of Belfast and would represent an extension of the urban environment into the countryside, diluting the distinction between town and country.

27

Application Ref Z/2014/1213/F

Applicant James Ferguson 6 Burmah Street **Agent**
BT7 3AN

Location 6 Burmah Street
Belfast
BT7 3AN

Proposal Dormer to front of dwelling (retrospective)

- 1 The proposal is contrary to Policy ATC 2 of the Department's Addendum to Planning Policy Statement 6: Areas of Townscape Character in that the site lies within the Ormeau ATC (BT 045) and the development would, if permitted, detract from its character, appearance and setting as it is not in sympathy with the characteristic built form of the area, its scale, form, proportions and materials and does not respect the characteristics of adjoining buildings and it would interrupt important views and the architectural unity of the terrace.

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

28

Application Ref Z/2014/1292/F

Applicant Wee Care 6 Chichester Park South **Agent** David Mills Architect 109 Carryduff
Belfast Road
BT15 5DW Lisburn
BT27 6YL

Location 119 North Road
Belfast
BT5 5NG

Proposal Retrospective application for the demolition of the coach house/stables and greenhouse, erection of two storey building for offices and store (ancillary to adjacent day care nursery), erection of single storey covered play area and store, and change of use of the yard to outdoor play area.

29

Application Ref Z/2014/1359/A

Applicant Mr And Mrs Orr c/o agent **Agent** PJ Design 21 Priests Lane
Blaris Road
Lisburn
BT27 5RB

Location 543 Lisburn Road
Belfast
BT9 7GQ

Proposal Shop sign and projecting sign

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposed development if permitted, would harm the visual amenity, character and appearance of the area by virtue of visual clutter created by a proliferation of existing advertisements along this section of the Lisburn Road.

30

Application Ref Z/2014/1364/A

Applicant Odyssey Trust Company c/o agent **Agent** Turley 3 Joy Street
Belfast
BT2 8LE

Location Odyssey Arena
2 Queen's Quay
Belfast
BT3 9QQ

Proposal Retention of 3no banner type advertisements and fixings

- 1 The proposal is contrary to Policy AD 1 of Planning Policy Statement 17 'Control of Outdoor Advertisements' in that it would, if permitted, be unduly prominent on the host building and harmful to the visual amenity of the locality by virtue of its scale, position and design. It would also result in visual clutter and set an undesirable precedent for further similar displays, resulting in a change to the character of the area.

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

31

Application Ref Z/2014/1405/F

Applicant Dr Manning and Ms Burns **Agent** Consarc Design Group The Gas Office
4 Cromac Quay
Belfast
BT7 2JD

Location Lands adjacent to 15 Osborne Park
Belfast
BT9 6JN

Proposal Change of house type to that approved under Z/2012/1162/F

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 and scale, 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.

32

Application Ref Z/2014/1483/A

Applicant McDonalds Restaurant Ltd 11-59 **Agent** Planware Ltd The Granary
High Road
East Finchley
London
N2 8AW
37 Walnut Tree lane
Sudbury
CO10 1B

Location McDonalds restaurant Ltd
Westwood Centre
Kennedy Way
Belfast
BT11 9BQ

Proposal Various site signage including 1No. gateway, 2no. directional signs and 7 freestanding signs

33

Application Ref Z/2014/1485/A

Applicant McDonalds Restaurant Ltd 11-59 **Agent** Planware Ltd The Granary
High Road
East Finchley
London
N2 8AW
37 Walnut Tree Lane
Sudbury
CO10 1B

Location McDonalds Restaurant Ltd
Westwood Centre
Kennedy way
Belfast
BT11 9BQ

Proposal Erection of new pole mounted sign.

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

34

Application Ref Z/2014/1487/F

Applicant McDonalds Reataurant Ltd 11-59 **Agent** Planware Ltd The Granary
High Road 37 Walnut Tree Lane
East Finchley Sudbury
London CO10 1BD
N2 8AW

Location McDonalds Restaurant Ltd
The Westwood Centre
Kennedy Way
Belfast
BT11 9BQ

Proposal Refurbishment of restaurant and patio area including associated works to the site,
reconfiguration of drive thru lane for side by side ordering installation of 2no. cod canopys, 1no
pedestrian crossing & 1no. raised island

35

Application Ref Z/2014/1491/F

Applicant Oakletrinty Housing **Agent** McGirr Architects 670 Ravenhill
Road
Belfast
BT6 0BZ

Location 263-287 Beersbridge Road
Belfast
BT5 4RS

Proposal Construction of 10no. dwellings with associated car parking and landscaping

- 1 The proposal is contrary to the Department's PPS 1 General Principles, PPS 7 Quality Residential Environments (a) and (c), and Development Control Advice Note 8, as it would result in the unacceptable damage to the local character and context and an undesirable living environment due to an unsatisfactory site layout, and inadequate provision of private open space.

36

Application Ref Z/2014/1552/F

Applicant Mr J McNulty **Agent** English & Drummond 5 Point Street
Larne
BT40 1HY

Location Site between 32 and 30 Knockdene Park South
Belfast
BT5 7AB

Proposal New Dwelling (resiting and change of house type from previous approval Z/2013/0604/F, with
associated access, parking and amenity space (amended address and description))

- 1 The proposal is contary to the Department Planning Policy Statement 6 'Planning, Arcaeology and the Built Heritage' Policy BH12 and Planning Policy Statement 7 'Quality Residential Environments' Policy QD1 in that the proposal, if permitted, would result in overdevelopment of the site in terms of layout, form and design which would be detrimental to the character and appearance of Knockdene Conservation Area.
- 2 The proposal is contary to the Department Planning Policy Statement 6 'Planning, Arcaeology and the Built Heritage' Policy BH12 and Planning Policy Statement 7 'Quality Residential Environments' Policy QD1, in that it fails to respect the character and landscape features of the site and would, if permitted, harm the health and condition of significant trees and landscape features due to its inappropriate siting and layout.

Council Deferred items still under consideration
Area :- Belfast

37

Application Ref	Z/2014/1558/F		
Applicant	Sandra Ardill	Agent	Dimensions Chartered Architects 1 Montgomery House 478 Castlereagh Road Belfast BT5 6BQ
Location	Apartment 3 Forest House 72 Beech Heights Wellington Square Belfast BT7 3LQ		
Proposal	Extension to apartment over existing external private balcony (new P1 application form received)		

- 1 The proposal is contrary to the Department's Planning Policy Statement 1 and Planning Policy Statement 7, (Addendum) Residential Extensions and Alterations Policy EXT 1 as the siting and design would not be sympathetic with the built form and appearance of the existing property and would detract from the appearance and character of the surrounding area. The proposal would also have a detrimental impact on the privacy and amenity of the neighbouring residents. The proposal, if permitted, would also set an undesirable precedent for unacceptable development.

38

Application Ref	Z/2014/1579/F		
Applicant	Victoria College (c/o Colin Tenner) 2a Cranmore Park Belfast BT9 6JA	Agent	Belfast Education and Library Board 40 Academy Street Belfast
Location	Richmond Lodge Campus 85 Malone Road BT9 6SJ		
Proposal	1.2m - 3m high fencing to site perimeter boundaries to provide enhanced security.		

- 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 setting as its form, height and materials are not in sympathy with the characteristic built form of the area and does not conform with the guidance set out in the Malone Conservation Area document.

**Appeal Dates Notified**

Date From: 01/01/2015 00:00:00 and Date To: 23/02/2015 00:00:00

COUNCIL **Belfast**

ITEM NO	1	PAC Ref:	2014/A0170
Planning Ref:	Z/2014/0455/F		
APPLICANT	Little Wing		
LOCATION	46-48 Stranmillis Road Belfast		

PROPOSAL	Proposed change of use (with associated works) from Class A2 (Financial, Professional Other Services) premises to restaurant use including new external deck and seating area to front and side, extract chimnev to the front and bin store to rear.
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PROCEDURE	Informal Hearing
DATE DUE TO PAC	26/03/2015
DATE OF HEARING	23/04/2015
DATE OF SITE VISIT	

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Appeal Decisions Notified

Date From: 01/01/2015 00:00:00 and Date To: 23/02/2015 00:00:00

COUNCIL **Belfast**

ITEM NO	1		
Planning Ref:	Z/2013/0802/O	PAC Ref:	2013/A0124
RESULT OF APPEAL	Appeal Upheld	Appeal Decision Date	04/02/2015
APPLICANT	Fisherwick Inns Ltd		
LOCATION	48 To 50 Great Victoria Street And 12-18 Amelia Street Belfast		
PROPOSAL	RT2 7RR Redevelopment of site to provide a 14-storey buiding comprising replacement Public House, replacement bookmakers and office above		

ITEM NO	2		
Planning Ref:	Z/2014/0264/A	PAC Ref:	2014/A0035
RESULT OF APPEAL	Appeal Upheld	Appeal Decision Date	13/01/2015
APPLICANT			
LOCATION	Land Between Junction Of Howard Street South/Ormeau Road/ Donegall Pass BT7 1BA		
PROPOSAL	Retention of 1 no 96 sheet lightbox and 1 no 96 prismatic panel		

ITEM NO	3		
Planning Ref:	Z/2013/0708/A	PAC Ref:	2014/A0039
RESULT OF APPEAL	Appeal Upheld	Appeal Decision Date	27/01/2015
APPLICANT			
LOCATION	Vacant Ground At 7-9 Ormeau Road Belfast		
PROPOSAL	Conversion of existing 96 sheet prismatic to 96 light box		

ITEM NO	4		
Planning Ref:	Z/2013/1019/A	PAC Ref:	2014/A0082
RESULT OF APPEAL	Appeal Dismissed	Appeal Decision Date	26/01/2015
APPLICANT	Exterior Media		
LOCATION	55 Ormeau Road Belfast		
PROPOSAL	RT7 1DY 2no 96 sheet advertising hoardings		

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Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/01/2015 To: 23/02/2015

Belfast LGD

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1181/F	Single storey rear extension.	50 River Terrace Belfast BT7 2EN	29/01/2015	Northern Ireland Housing Executive 10-16 Hill Street Belfast BT1 2LA	NIHE Landlord Services Design Group 10-16 Hill Street Belfast BT1 2LA
Z/2014/1356/F	Proposed single storey rear extension	7 Schomberg Avenue Ballycloghan Belfast BT4 2JR	29/01/2015	Graham 7 Schomberg Avenue Ballycloghan Belfast BT4 2JR	Extended Living By Gilbert Ash 47 Boucher Road Belfast BT12 6HR
Z/2014/1594/F	1st floor rear extension to provide bedroom and en suite over ex kitchen. new bathroom window to 1st floor gable wall	24 Cricklewood Park Belfast BT9 5GW	29/01/2015	M McGranaghan	Robert Bryson 18 Gransha Park Belfast BT11 8AU
Z/2014/1612/F	2 storey side extension and front canopy	7 Green Road Belfast BT5 6JA	29/01/2015	Stephen Reid 7 Green Road Belfast BT5 6JA	David Burgess 24 Templeburn Road Crossgar Downpatrick BT30 9NG

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/01/2015 To: 23/02/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/0581/F	Proposed 4 storey rear extension, internal alterations, roof space conversion and solar panels to rear elevation. Demolition of existing rear returns. (Amended description and drawings)	426 Lisburn Road BT9 6GN	02/02/2015	Anthony McKenna 426 Lisburn Road Belfast BT9 6GN	Conor McKenna 16 Loughbeg Park Carryduff BT8 8PE
Z/2014/1205/A	Erection of 3 high level building signs and 1 fascia sign.	507-513 Oldpark Road Belfast BT14 6QU	02/02/2015	HHD Solicitors 507-513 Oldpark Road Belfast BT14 6QU	Like Architects 34 Bedford Street Belfast BT2 7FF
Z/2014/1265/F	Demolition of rear and side yard wall, utility room, garden store and front of detached garage. Erection of single storey rear and side extension, raised patio to rear, internal alterations and conversion of garage to store.	42 Adelaide Park Belfast BT9 6FZ	02/02/2015	Mr and Mrs John Heatherington 42 Adelaide Park Belfast BT9 6FZ	James Rooney 783a Antrim Road Newtownabbey BT36 7PW
Z/2014/1519/A	LED Sign (Retrospective)	595 Falls Road Belfast BT118TJ	02/02/2015	Direct Furniture Ltd	Total Architecture + Design Limited 25 University Street Belfast BT7 1FY
Z/2014/1551/F	Single storey extension to side of semi detached house	21 Tullymore Drive Belfast	02/02/2015	Mr Michael McManus 21 Tullymore Drive Belfast BT11 8NH	

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/01/2015 To: 23/02/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1419/F	Single storey extension to rear of dwelling.	39 Glencolin Park Belfast BT11 8PD	03/02/2015	Nothern Ireland Housing Executive	NIHE Property Services (Design) 10/16 Hill Street Belfast BT1 2LA
Z/2014/1425/F	Part change of use from retail to restaurant	Still 46 Upper Queen Street Belfast BT1 6FA	03/02/2015	Stix & Stones NI Ltd	Like Architects 34 Bedford Street Belfast BT423EE
Z/2014/1441/F	External alteration to Cole's Alley elevation to provide for plant and air conditioning units set on concrete plinth and demountable louvres and High Street elevation to provide a louvre and 3 no. wall mounted bicycle racks.	Former In Shops Shopping centre 71-72 High Street Belfast	03/02/2015	Lidl Ni Gmbh	Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX
Z/2014/0501/A	Shop sign	Knotts Bakery 376 Lisburn Road Belfast BT9 7GT	04/02/2015	Andrew Getty c/o Agent	Edge Design Fit 15 Market Place Lisburn BT28 1AN
Z/2014/0503/F	Refurbishment of existing shopfront	Knotts Bakery 376 Lisburn Road BT9 7GT	04/02/2015	Andrew Getty C/ o agent	Edge Design fit 15 Market Place Lisburn BT28 1AN
Z/2014/1165/F	Erection of 2 storey rear extension to dwelling.	45 Lichfield Avenue Belfast BT15 5JQ	04/02/2015	Nexus Properties 7 Stranmillis Road Belfast BT9 5AF	Rush and Company Limited 7 Upper Malone Road Belfrast BT9 6TD

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/01/2015 To: 23/02/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1266/DCA	Demolition of rear and side yard wall, utility room, garden store and front of detached garage	42 Adelaide Park Belfast BT9 6FZ	05/02/2015	Mr and Mrs J Heatherington 42 Adelaide Park Belfast BT9 6FZ	James Rooney Architect 783a Antrim Road Newtownabbey BT36 7PW
Z/2014/1320/F	Single storey extension to rear of dwelling	32 Thorndyke Street Belfast BT5 4QB	05/02/2015	Patrick Evitt c/o agent	NIHE 10-16 Hill Street Belfast BT1 2LA
Z/2014/1435/LBC	Replacement shop front	Knotts Bakery 376 Lisburn Road Belfast BT9 7GT	05/02/2015	Andrew Getty c/o agent	Edge Design Fit 15 Market Place Lisburn BT28 1AN
Z/2014/1457/F	Single storey rear kitchen extension	45 Kirkliston Park Ballyhackamore Belfast BT5 6ED	05/02/2015	Mr Kirk Shilliday 45 Kirkliston Park Ballyhackamore Belfast BT5 6ED	Richard Rooney 27A Ballykeel Road Downpatrick BT30 8HX
Z/2014/1605/A	4 gable mounted signs	Former Dreams unit Unit 10 Connswater Retail Park Alberbridge Road Belfast< BT5 5LT	05/02/2015	Halfords Ltd Icknield Street Drive Redditch B98 0DE	WPL Consulting LLP 1 Airport West Lancaster Way Leeds LS19 7ZA

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/01/2015 To: 23/02/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/0524/F	Erection of new single-storey building for youth club purposes (Amended description).	Hammer Youth Club Agnes Street Belfast BT13 1DH	06/02/2015	Belfast Education and Library Board 40 Academy Street Belfast BT9 7BW	Robinson and McIlwaine 84-94 Great Patrick Street Belfast BT1 2LU
Z/2014/0404/F	Amendment to previously approved residential development (under application Z/2007/0394/F) to include amended site layout and house types (3 dwellings).	20 Eastleigh Drive Strandtown BT4 3DX	09/02/2015	Royce Developments	Todd Architects & Planners 2nd Floor Titanic House Queens road Belfast BT3 9DT
Z/2014/0808/F	Proposed detached dwelling and garage (revision to previously approved dwelling)	87 Somerton Road Belfast BT15 4DG	09/02/2015	Mr Richard Cosgrave 93 Somerton Road Belfast BT15 4DG	Gregory Architects 4 Crescent Gardens Belfast BT7 1NS
Z/2014/1051/F	Erection of single storey bungalow with associated parking and landscaping facilities.	Lands adjacent to no4 Carrs Glen Park Ballysillan Belfast BT14	09/02/2015	Oaklee Trinity Ltd c/o Agent	McGirr Architects Ltd 670 Ravenhill Road Belfast BT6 0BZ
Z/2014/1471/F	Erection of 2 storey detached dwelling with attic accommodation Amendment to extant planning approval Z/2014/0309/F	18 Tweskard Park Belfast BT4 2JY	09/02/2015	Alan & Valerie Reilly 16 Tweskard Park Belfast BT4 2JY	Kevin Cartin Architects Ltd Unit 5 Belmont Office Park 232-240 Belmont Road Belfast BT4 2AW

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/01/2015 To: 23/02/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1602/F	Extension above existing kitchen to create 1st floor bathroom & to enlarge to existing rear bedrooms	110 St. James Road Belfast BT12 6ED	09/02/2015	Ronan Thornbury 110 St.James Road Belfast BT12 6ED	Colm Quinn 22 Backaderry Road Castlewellan BT31 9SL
Z/2014/1632/F	proposed change of use to an office on the ground floor. first floor and second floor to remain as residential for the owner/ occupier for the ground floor office	175 Falls Road Belfast Co. Antrim BT12 6AF	09/02/2015	Emma Louise Lyons 9 Suffolk Close Belfast BT11 9RQ	61 Forest Grove Belfast BT8 6AR
Z/2014/1660/F	Single storey side extension	25 Floral Park Glengormley Newtownabbey BT36	09/02/2015	Mr and Mrs P Coogan	MBA Design Services 52 Lansdowne Park Belfast BT15 4AG
Z/2014/1170/F	Window alterations to front & side elevations, with internal refurbishment. Proposed velux rooflights and rear glazed door & screens to existing games room	43 Knightsbridge Park Belfast BT9 5EH	10/02/2015	Mr & Mrs M Galway 43 Knightsbridge Park Belfast BT9 5EH	Gary McKee Architecture 24 Lord Wardens Parade Bangor BT19 1YU
Z/2014/1176/A	Fascia surrounding an ATM	Taxi Community Interest 35a King Street Belfast BT1 1HU	10/02/2015	Cardtronics Uk Ltd trading as Cashzone PO Box 476 Hatfield AL10 1DT	Newwave Installations Hope Street Rotherham S60 1LH

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/01/2015 To: 23/02/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1287/F	2 storey rear extension and internal alterations to existing dwelling	20 Sans Souci Park Belfast BT9 5BZ	10/02/2015	Cara Macklin 26 Wellington Park Belfast BT9 6DL	Derek J White New Inn Cashel Co.Tipperary
Z/2014/1475/F	Extensions to front and rear of dwelling	28 Holmdene Gardens Belfast BT14 7LL	10/02/2015	Mr & Mrs Copeland 28 Holmdene gardens Belfast BT14 7LL	MB Architecture (Ireland) Limited 6 Woodland Avenue Lambeg Lisburn BT27 4PJ
Z/2014/1549/F	Erection of change of house type from that previously approved under Z/2012/1079/RM and construction of, garage, entrance gates and pillars	Site at Wilmont Park (formally Wilmont Field) Dunmurry Lane Belfast BT179JW	10/02/2015	Mrs S Magee	Des Ewing Residential Architects The Studio 13 Bango Road Holywood BT18 0NU
Z/2014/1656/F	Amendment to original approval Z/2009/1234/F for multipurpose sports hall and toilets and changing areas to include alterations, additional floor space (21sqm) and alterations to elevations.	45 Finaghy Road North Finaghy Belfast BT10 0JB	10/02/2015	Malone Integrated College	Knox and Clayton Architects 2a Wallace Avenue Lisburn BT27 4AA
Z/2014/0015/F	Erection of 2 storey side extension and single storey rear extension to existing petrol filling station shop.	101 Ladas Drive Belfast Co Antrim BT6 9FH	12/02/2015	Henderson Group Property PO box 49 9-11 Hightown Avenue Newtownabbey BT36 4RT	Whittaker and Watt Architects 379 Antrim Road Newtownabbey BT36 5EB

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/01/2015 To: 23/02/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1306/F	Proposed sculpture and setting to William Conor - artist	Land adjacent to 154 Shankill Road and 9-13 Northumberland Street	12/02/2015	West Belfast Athletic and Cultural Society 236-242 Shankill Road Belfast BT13 2BL	Robert Morrow 4 Woodland Manor Belfast BT8 7RG
Z/2014/1330/F	Change of use from store to kitchen serving existing cafe and internal alterations (amendment to flue)	63 Agincourt Avenue Belfast Co.Antrim N. Ireland BT7 1QB	12/02/2015	Niall McAleer c/ o agent	Barry O'Donnell 51 Carnbrae Avenue Belfast BT8 6NH
Z/2014/1355/F	Single storey bedroom, shower room & lobby extension to rear of dwelling	189 Clarawood Park Belfast BT5 6FW	12/02/2015	Mr & Mrs McKee 189 Clarawood Park Belfast BT5 6FW	PC Architects 28 Downshire Road Belfast BT6 9LJ
Z/2014/1547/LBC	Internal refurbishment	Santander Imperial House 6 Donegall Square Belfast BT1 5HL	12/02/2015	Alex Calvert, Santander 201 Grafton gate east Milton Keynes MK9 1AN	
Z/2014/1009/F	Application for variation of conditions 10, 11 and 12 of planning approval Z/2011/1426/F to amend Private Streets Determination drawing.	Lands and property at Cupar Street Lower David Street Falls Road Belfast BT13 2LJ	17/02/2015	Oaklee Homes Group Limited c/o agent	Harry Rolston Architect Limited 49 Lisleen Road Belfast BT5 7SU

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/01/2015 To: 23/02/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1300/F	Demolition of existing garage and construction of two storey gable extension and single storey rear extension.	44 The Crescent Belfast BT10 0GJ	17/02/2015	G Dorman 44 The Crescent Belfast BT10 0GJ	Workshop 5 Architects 8 The Close Belfast BT10 0GJ
Z/2014/1631/F	temporary car park to accomodate Royal Belfast Academical Institution parking requirements during the construction phase of the form belfast metropolitan college building, college square east (app ref Z/2014/1172/F & Z/2014/1163/LBC)	RBAI College Square East Belfast BT1 6DL	17/02/2015	Watkins Jones Group/Lacuna Developments	Turley Hamilton House 3 Joy Street Belfast BT2 8LE
Z/2014/0829/F	Part change of use from Class A1 retail unit to a Class A2 Financial and professional services	55-63 Donegall Place & 5 Donegall Square North Belfast BT1 5DD.	18/02/2015	Northern Bank Pension Fund C/o Osborne King The Metro Building 6-9 Donegall Square South Belfast BT1 5JA	Todd Architects 2nd Floor Titanic House 6 Queens Road Belfast BT3 9DT
Z/2014/1681/F	Single storey rear extension and new side window	6 Finchley Park Belfast BT4 2HZ	18/02/2015	T Adams 6 Finchley Park Belfast BT4 2HZ	

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/01/2015 To: 23/02/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/0354/A	2no. vertical banners to existing columns (1 to Gordon St and 1 to Victoria St), and lettered signage to existing high and low level console space in facade	'Corn Exchange' 1-9 Victoria Street Belfast BT1 3GA	19/02/2015	Department of Culture, Arts & Leisure 1-7 Bedford Street Belfast BT2 7EG	R E Quinn Architects Limited 14 Princes Street Dromore BT25 1AY
Z/2014/0357/LBC	2no vertical banners to existing columns: (1 to Gordon St and 1 to Victoria St), and lettered signage to existing high and low level console space in facade	'Corn Exchange' 1-9 Victoria Street Belfast BT1 3GA	19/02/2015	Department of Culture Arts and Leisure 1-7 Bedford Street Belfast BT2 7EG	R E Quinn Architects Limited 14 Princes Street Dromore BT25
Z/2014/1670/F	Single storey shower room extension to rear of dwelling	13 Evelyn Avenue Belfast BT5 5DE	19/02/2015	Ruth Jamison 13 Evelyn Avenue Belfast BT5 5DE	PC Architects 28 Downshire Road Belfast BT6 9JL
Z/2014/1687/F	Refurbishment and alterations to include first floor window within side gable and decking	16 Wandsworth Parade Belfast BT4 3FW	19/02/2015	Dawn Harron 16 Wandsworth Parade Belfast BT4 3FW	Des Cairns 31 Lough Road Ballinderry Upper Lisburn BT28 2JY
Z/2014/1081/F	Single storey rear extension to kitchen	4 Onslow Parade Belfast BT6 0AR	20/02/2015	Mr Rodgers	JWA Design 1 Bramble Grove Newtownabbey BT37 0GE

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/01/2015 To: 23/02/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1111/F	Erection of boundary fence and wall (retrospective)	2 Strathyre Park Belfast BT10 0AZ	20/02/2015	Kieran Connor 2a Strathyre Park Belfast BT10 0AZ	ABS Services NI 22 Backaderry Road
Z/2014/1114/A	2 x 96 sheet free standing display panels	Grass verge opposite entrance to Sainsburys Store at 302 Airport Road Belfast BT3 9EJ	20/02/2015	Clear Channel N.I. Ltd Channel Commercial Park Queens Road Belfast BT3 9DT	
Z/2014/1237/F	Upgrade of the public carpark and creation of new footpath along existing road	Divis Barn Divis Mountain Hannahstown Belfast BT170MG	20/02/2015	The National Trust Rowallane Garden Saintfield BT24 7LH	
Z/2014/1395/F	New front entrance to existing bar	33-37 Finaghy Road North Belfast BT10 0JH	20/02/2015	JDM Management 33-37 Finaghy Road North Belfast BT10 0JH	JDM Management 33-37 Finaghy Road North Belfast BT10 0JH

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/01/2015 To: 23/02/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1409/F	Extension of existing roof, new timber storage unit and installation of new supporting column.	Cathedral Nursery School 45a Albert Street Belfast BT12 4HQ	20/02/2015	Una Barr Cathedral Nursery School 45a Albert Street Belfast BT12 4HQ	BELB 40 Academy Street Belfast BT1 2NQ
Z/2014/1481/F	Replacement and upgrade of existing public telephone kiosk with kiosk combining telephone service and ATM service	O/S 10A Royal Avenue Belfast BT1 1DA	20/02/2015	BT Payphones/ Jon Furnes 4th Floor Monument TE 11-13 Great Tower Street London EC3R5AQ	
Z/2014/1498/F	Installation of 1No. electric vehicle quick charging point in main car park area	Ikea Belfast Holywood Exchange 306 Airport Road West Belfast BT3 9EJ	20/02/2015	Zero Carbon Futures	Neelam Dhupar C/O EC Harris LLP 34 York way London N1 9AB
Z/2014/1595/F	Retrospective application for first floor bedroom extension	1 Avonvale Belfast BT4 2WA	20/02/2015	Brian Adair 1 Avonvale Belfast BT4 2WA	Jason Greenlees 3 Longlands Drive Comber BT23 5AL
Z/2014/1603/F	Conversion of integral garage to study	27 Bawnmore Road Belfast BT9 6LA	20/02/2015	B Rea	Ivory Architects 15 Old Coach Avenue Belfast BT9 5PY

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/01/2015 To: 23/02/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1671/F	Two storey extension to side and rear of detached house	1 Trench Avenue Belfast	20/02/2015	Darren Rafferty 1 Trench Avenue Belfast BT11 9DF	
Z/2014/1676/F	Improvements to dwelling & 2 storey extension to rear of dwelling to provide ground floor kitchen & bedroom above	17 Henderson Avenue Belfast BT15 5FL	20/02/2015	Mr Brian Barron	Rodney Henry 2 Lischoole Cookstown BT80 8RG
Z/2014/1677/F	Demolition of existing garage and erection of single storey rear extension	10 Shanlieve Park Belfast BT14 8JE	20/02/2015	Mr and Mrs B Lundy	MBA Design Services 52 Lansdowne Park Belfast BT15 4AG
Z/2014/1698/F	replacing flat roof with pitched roof on existing rear extension	137 Haypark Avenue Belfast BT7 3FG	20/02/2015	M Patterson 137 Haypark Avenue Belfast BT7 3FG	CR Design 25 Glenmor Crescent Carryduff BT8 8HW
Z/2014/1731/F	single storey extension to rear and side of dwelling with access ramp at gable	18 Kylemore Park Belfast BT14 6SA	20/02/2015	laura Lutton 18 Kylemore Park Belfast BT14 6SA	J. McMahon 1 Balmoral Avenue Belfast BT9 6NW
Z/2014/1762/F	single storey rear extension (disabled facility)	72 Friendly Street Belfast BT7 2HR	20/02/2015	Mary White 72 Friendly Street Belfast BT7 2HR	Ian Kennedy Architectural Design & Planning 48 Kirkliston Park Belfast BT5 6ED

Streamlined Planning Applications Decisions Issued

Decision Issued From: 29/01/2015 To: 23/02/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2013/1377/F	Erection of floodlights at football pitch	147a Glen Road Belfast BT11 8NR	23/02/2015	St Mary's CBGS 147a Glen Road Belfast BT11 8NR	Isherwood And Ellis Architects 15 Malone Road Belfast BT9 6RT
Z/2014/1683/F	Ground floor shower room extension to rear	10 Hardinge Place Belfast BT15 2HX	23/02/2015	Mr John Casey C/O NIHE The Housing Centre 2 Adelaide Street Belfast BT15 2HX	NIHE Property Services (Design) 10/16 Hill Street Belfast BT1 2LA



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

Council Belfast**Date 05/03/2015**

ITEM NO	D1						
APPLIC NO	Z/2013/1480/F		Full	DATE VALID	19/12/2013		
DOE OPINION	APPROVAL						
APPLICANT	Lagan Homes Ltd c/o agent			AGENT	Turley Associates 3 Joy Street Belfast BT2 8LE 028 9072 3900		
LOCATION	Land South of no 2 Mill Valley Place and East of no 11 Mill Valley Crescent Mill Valley Road Ligoniel Belfast						
PROPOSAL	Erection of 9 no dwellings, landscaping and associated site works						
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions		
	0	0	0		0		
			Addresses	Signatures	Addresses	Signatures	
			0	0	0	0	



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

ITEM NO	D2			
APPLIC NO	Z/2014/0496/F	Full	DATE VALID	10/04/2014
DOE OPINION	APPROVAL			
APPLICANT	Mr Peter Boyle 4A Connsbrook Avenue Belfast BT4 1JT		AGENT	Robinson McIlwaine Architects 84-94 Great Patrick Street Belfast BT1 2LU 028 9024 8922
LOCATION	4A Connsbrook Avenue Belfast BT4 1JT			
PROPOSAL	Proposed extension to existing storage/warehouse building, and internal alterations. Proposed alterations to access and increased parking.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	7	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	D3			
APPLIC NO	Z/2014/0967/F	Full	DATE VALID	17/07/2014
DOE OPINION	APPROVAL			
APPLICANT	Kerri McConnell 2 Marguerite Park Belfast BT10 0HF		AGENT	Michael Small 24 Brooke Hall Belfast BT8 6WB 07977534132
LOCATION	2 Marguerite Park Belfast BT10 0HF			
PROPOSAL	Proposed rear 2 storey extension and alterations to existing dwelling house			
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	D4			
APPLIC NO	Z/2014/1118/A	Advertiseme	DATE VALID	22/08/2014
DOE OPINION	REFUSAL			
APPLICANT	Creightons of Finaghy 87-89 Upper Lisburn Road Finaghy Belfast BT10 0GY	AGENT	Henderson Group Property Hightown Avenue Newtownabbey BT36 4RT NA	
LOCATION	87-89 Upper Lisburn Road Finaghy Belfast BT10 0GY			
PROPOSAL	3 free standing signs			
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 proposed development if permitted would have an adverse impact on the visual amenity of the area by virtue of visual clutter created by a proliferation of existing advertisements along this section of the Upper Lisburn Road



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

ITEM NO	D5			
APPLIC NO	Z/2014/1197/F	Full	DATE VALID	04/09/2014
DOE OPINION	REFUSAL			
APPLICANT	Audleystown Properties Ltd 50 Audleystown Road Strangford BT307LP		AGENT	NA
LOCATION	346 Beersbridge Road Belfast BT5 5DY			
PROPOSAL	Change of use from coffee shop to hot food take away with external flue (retrospective)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Planning Policy Statement 1 'General Principles' and Development Control Advice Note 4 'Restaurants, Cafes and Fast Food Outlets' in that the use would, if permitted, harm the living conditions of the flat above and neighbouring residential properties through noise, odours, nuisance and general disturbance resulting in a loss of residential amenity.

Belfast Council

Applications for Planning Permission

and

Applications deferred from previous meetings

3/5/15



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

Council Belfast**Date 3/5/15**

ITEM NO	1			
APPLIC NO	Z/2013/0925/O	Outline	DATE VALID	8/21/13
DOE OPINION	REFUSAL			
APPLICANT	Yeung Hin Man c/o agent		AGENT	23 Design 16 Downshire Road Holywood BT18 9LX 02890 395747

LOCATION 57-65 Sandy Row and 2 McAdam Park Belfast BT12 5ER

PROPOSAL Proposed development of 11no 1 bed apartments, 1no 2 bed apartment, 1no bedsit and associated facilities (amended description and scheme).

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	7	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 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 an unacceptable adverse effect on the amenity of existing properties by reason of overlooking, overshadowing and dominance due to overdevelopment of the site.
- 2 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 an unacceptable adverse impact on future residents by reason of a poor living environment in terms of outlook.



DEPARTMENT OF ENVIRONMENT
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ITEM NO	2			
APPLIC NO	Z/2013/1187/F	Full	DATE VALID	10/16/13
DOE OPINION	APPROVAL			
APPLICANT	Jagacor Partnership c/o agent		AGENT	Rush and Company Limited 7 Upper Malone Road Belfast BT9 6TD 02890668669
LOCATION	73 Dublin Road Belfast BT2 7HF			
PROPOSAL	Demolition of existing building and erection of a replacement building ground floor retail 1st and 2nd floors apartments (4no x 1 bedroom apartments)			
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	3			
APPLIC NO	Z/2014/0099/F	Full	DATE VALID	1/27/13
DOE OPINION	REFUSAL			
APPLICANT	Property Standard Ltd c/o agent		AGENT	Coogan and Co Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG 90301130
LOCATION	20a -22 Old Cavehill Road Belfast			
PROPOSAL	Erection of 9no dwellings comprising of 4no semi-detached and 5no detached, including associated carparking and landscaping (Amended Plans Received).			
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 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, environmental quality and residential amenity of the area through inappropriate layout and and would result in overlooking and loss of privacy to prospective residents.



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
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ITEM NO	4			
APPLIC NO	Z/2014/0240/F	Full	DATE VALID	2/24/14
DOE OPINION	APPROVAL			
APPLICANT	Lagan Homes Ltd 19 Clarendon Road Belfast BT13BG		AGENT	Alan Patterson Design Darragh House 112 Craigdarragh Road Helen's Bay BT19 1UB 02891 852582
LOCATION	Lands located 80m to the west of Mill Valley place and adjoining Mill valley Road Ligoniel Road BT14			
PROPOSAL	Erection of 17no dwellings comprising of 16no. semi-detached and 1no. detached dwellings with associated car-parking and siteworks.			
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	5			
APPLIC NO	Z/2014/0260/F	Full	DATE VALID	2/27/14
DOE OPINION	REFUSAL			
APPLICANT	Farrans Construction 99 Kingsway Dunmurry Belfast BT17 9NU		AGENT	Alan Patterson Design Darragh House 112 Craigdarragh Road Helen's bay BT19 1UB 02891 852582
LOCATION	Lands located to the south of 1-7 Glenmachen Park and adjoining Glenmachen Road Belfast BT4			
PROPOSAL	Erection of 13no detached dwellings with associated car-parking, garages, landscaping, site and access works.			
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 the Department's Planning Policy Statement 2: Planning and Nature Conservation, and Planning Policy Statement 7: Quality Residential Environments in that it fails to respect the character, topography, and landscape features of the site and would, if permitted, prejudice 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.
- 2 The proposal is contrary to 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 inadequate private amenity space arrangements by virtue of the topography of the site and/or proximity to existing trees subject to a Tree Preservation Order.
- 3 The proposal is contrary to Planning Policy Statement 1 and policy QD1 of the Department's Planning Policy Statement 7 in that insufficient information has been submitted to satisfy the Department that the amenity of existing residents would not be adversely affected by proposed changes in the site topography.
- 4 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: "Quality Residential Environments" and related guidance in that it has not been demonstrated that the proposal would provide adequate facilities for parking and service vehicles as part of the development.
- 5 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 as it has failed to demonstrate a satisfactory means of access to the public road.



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

ITEM NO	6			
APPLIC NO	Z/2014/0356/LBC	Listed Building	DATE VALID	3/18/14
DOE OPINION	REFUSAL			
APPLICANT	Trinity Housing Association Beechill Business Park 96 Beechill Road Belfast BT8 7QN		AGENT	Andrew G. Crawford & Company Second Floor 352 Antrim Road Belfast BT15 5AE 028 9077 4700
LOCATION	1-5 Southview Cottages Stranmillis Embankment Belfast BT7 1QH			
PROPOSAL	Replacement of existing timber sash windows with new timber sash windows to 5no. existing listed properties			
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 the Department's Planning Policy Statement 1 'General Principles' and Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that insufficient information has been submitted under Article 7(4) of the Planning (General Development) Order (NI) 1993 (as amended) to enable the Department to fully determine this application.



DEPARTMENT OF ENVIRONMENT
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ITEM NO	7			
APPLIC NO	Z/2014/0479/O	Outline	DATE VALID	4/9/14
DOE OPINION	APPROVAL			
APPLICANT	McNeill (Properties) Ltd 32 Tullynagardy Road Belfast BT23 4UQ		AGENT	Ostick and Williams Ltd 14 Edgewater Road Belfast BT3 9JQ 02890778810
LOCATION	48-52 York Street Belfast BT15 1AS			
PROPOSAL	Demolition of existing building and construction of new multi storey building with retail units at ground floor and purpose built student accommodation over			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
ITEM NO	8			
APPLIC NO	Z/2014/0494/F	Full	DATE VALID	4/10/14
DOE OPINION	APPROVAL			
APPLICANT	Glenbank Holdings Ltd		AGENT	MBA Planning 33 Shore Road Holywood BT189HX 028 9042 1011
LOCATION	519-521 Lisburn Road Belfast BT9 7GQ			
PROPOSAL	Partial demolition of existing building and erection of replacement 3 storey building for sale of hot and cold food and drink for consumption on and off the premises with first floor outdoor terrace to the rear and storage at 2nd floor. (Corrected Description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



DEPARTMENT OF ENVIRONMENT
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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	9			
APPLIC NO	Z/2014/0600/F	Full	DATE VALID	5/7/14
DOE OPINION	REFUSAL			
APPLICANT	Lagan Homes Ltd	19 Clarendon Road	AGENT	Alan Patterson
	Belfast	BT1 3BG		Design Darragh House
				112 Craigdarragh Road
				Helen's Bay
				BT19 1UB
				02891 852582
LOCATION	Lands located off Mill Valley Road Ligoniel Road approx 60m to the west of Mill Valley Place Belfast BT14			
PROPOSAL	Erection of 7no apartments (change of house type from that previously approved under planning ref: Z/2007/1648/F) along with associated car-parking and siteworks.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7, Quality Residential Environments' in that it would, if permitted, result in a development that will be inappropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped areas, causing unacceptable damage to the character and appearance of the area.



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

ITEM NO	10			
APPLIC NO	Z/2014/0782/F	Full	DATE VALID	6/11/14
DOE OPINION	APPROVAL			
APPLICANT	The Board of Governors of Edgehill College Edgehill College 9 Lennoxvale Belfast BT9 5BY		AGENT	Donnelly O'Neill Architects LTD Unit 2 Conway Mill 5-7 Conway Street Belfast BT13 2DE 028 9024 8144
LOCATION	Edgehill College 9 Lennoxvale Belfast BT9 5BY			
PROPOSAL	First floor rooftop extension to provide additional staff accommodation			
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	11			
APPLIC NO	Z/2014/0783/LBC	Listed Building	DATE VALID	6/11/14
DOE OPINION	CONSENT			
APPLICANT	The Board Of Governors of Edgehill College Edgehill College 9 Lennoxvale Belfast BT9 5BY		AGENT	Donnelly O'Neill Architects LTD Unit 2 Conway Mill 5-7 Conway Street Belfast BT13 2DE 028 9024 8144
LOCATION	Edgehill College 9 Lennoxvale Belfast BT9 5BY			
PROPOSAL	First floor extension to rear of building to accommodate additional staff facilities.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
ITEM NO	12			
APPLIC NO	Z/2014/0872/F	Full	DATE VALID	6/30/14
DOE OPINION	APPROVAL			
APPLICANT	Paul Barrett 28 Onslow Gardens Belfast BT6 0AP		AGENT	Arca Design (Simon Houston) 5 Highgate Manor Mallusk Newtownabbey BT36 4WG 077647 58436
LOCATION	28 Onslow Gardens Belfast BT6 0AP			
PROPOSAL	Two storey extension to rear & side of dwelling and new detached 2 storey garage.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	13			
APPLIC NO	Z/2014/0985/F	Full	DATE VALID	7/18/14
DOE OPINION	REFUSAL			
APPLICANT	Gareth Macklin 26 Wellington Park Belfast BT9 6DL		AGENT	Derek J White New Inn Cashel Co.Tipperary
				00353 8624 64470
LOCATION	26 Wellington Park Belfast BT9 6DL			
PROPOSAL	Demolition of section of wall to form new vehicular entrance from rear common passage and fit new metal gates. (Retrospective)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	9	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to the Department's Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage Policy BH12 and BH14, Malone Conservation Area and Planning Policy Statement 1 – General Principles, in that the proposal and its associated increase in vehicular use will cause demonstrable harm by prejudicing the character and appearance of the area, and the amenity of properties on Wellington Park Terrace.
- 2 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 restricted width of the existing alleyway and Wellington Park Terrace, together with the restricted visibility and inter-visibility at the junction of the access from the site to the alleyway and at the junction of the alleyway with Wellington Park Terrace, renders them unsatisfactory for increased use.
- 3 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 it would lead to an unacceptable level of conflict (both pedestrian / vehicle and vehicle / vehicle) by reason of the increased number of vehicles entering and leaving the existing alleyway and Wellington Park Terrace.



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

ITEM NO	14			
APPLIC NO	Z/2014/0987/DCA	Demolition w	DATE VALID	7/18/14
DOE OPINION	REFUSAL			
APPLICANT	Gareth Macklin 26 Wellington Park Belfast BT9 6DL	AGENT	Derek j White New Inn Cashel Co.Tipperary	00353862464470

LOCATION 26 Wellington Park Belfast

PROPOSAL Demolish 2.8m length of block wall to rear common passage (retrospective)

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 the Department's Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage Policy BH12 and BH14, Malone Conservation Area and Planning Policy Statement 1 – General Principles, in that the proposal and its associated increase in vehicular use will cause demonstrable harm by prejudicing the character and appearance of the area, and the amenity of properties on Wellington Park Terrace.
- 2 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 restricted width of the existing alleyway and Wellington Park Terrace, together with the restricted visibility and inter-visibility at the junction of the access from the site to the alleyway and at the junction of the alleyway with Wellington Park Terrace, renders them unsatisfactory for increased use.
- 3 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 it would lead to an unacceptable level of conflict (both pedestrian / vehicle and vehicle / vehicle) by reason of the increased number of vehicles entering and leaving the existing alleyway and Wellington Park Terrace.



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

ITEM NO	15			
APPLIC NO	Z/2014/1062/F	Full	DATE VALID	8/11/14
DOE OPINION	REFUSAL			
APPLICANT	Larchwell Properties Limited 6 Sandringham Court Hillsborough BT26 6RB		AGENT	Harry Rolston Architect Limited 49 Lisleen Road Belfast BT5 7SU 028 9044 9814
LOCATION	Adjacent to 27 Gibson Street Belfast BT12 4LW			
PROPOSAL	New build block of 6no one bedroom apartments			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
1	The proposal is contrary to PPS1: General Principles and PPS7: Quality Residential Environments Policy QD1 (a) and (h) in that it would not create a quality environment. The proposal, if approved would represent overdevelopment of the site that fails to respect the surrounding context in terms of scale, massing and layout and would, if permitted, harm the living conditions of existing residents by reason of overshadowing, overlooking, and consequent lack of privacy.			
2	The proposal is contrary to PPS7 Addendum: 'Safeguarding the character of established residential areas', Policy LC 1 in that the proposed density is significantly higher than that found in the established residential area and the pattern of development is not in keeping with the overall character and environmental quality of the established residential area.			



DEPARTMENT OF ENVIRONMENT
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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	16			
APPLIC NO	Z/2014/1115/A	Advertiseme	DATE VALID	8/21/14
DOE OPINION	REFUSAL			
APPLICANT	Stephen Brogan 33 College Gardens Belfast BT9 6BT	AGENT	Hugh Morrison Chartered Architect 120 Balmoral Avenue Belfast BT9 6NZ 078 8423 7321	
LOCATION	33 College Gardens Belfast BT9 6BT			
PROPOSAL	Free standing totem circa 1m x 3m high			
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 Policies BH 9 and BH 13 of the Department's Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' and Planning Policy Statement 17 'Control of Outdoor Advertisements' in that the site lies within the Queens Conservation Area and the sign would, if permitted, adversely affect its character and detract from the architectural style of the listed building on which it is to be displayed by reason of inappropriate scale, form, design, materials and illumination.



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

ITEM NO	17			
APPLIC NO	Z/2014/1158/F	Full	DATE VALID	9/3/14
DOE OPINION	REFUSAL			
APPLICANT	Martin Young 2 Barrack Road Magherafelt BT456LA		AGENT	
				NA
LOCATION	56 Tennent Street Belfast BT13 3GB			
PROPOSAL	Change of use from office to 3 flats with external alterations to include moving the side entrance by 1m, removing signage + replacing door with window to rear. All works when complete to match existing finish.			
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 LC 2 of the 2nd Addendum of Planning Policy Statement 7, Safeguarding the Character of Established Residential Areas. In that, the gross internal floorspace of the original property is less than 150 square metres required by policy and, is therefore deemed unsuitable for conversion.

ITEM NO	18			
APPLIC NO	Z/2014/1225/F	Full	DATE VALID	9/12/14
DOE OPINION	APPROVAL			
APPLICANT	Farquhar c/o agent		AGENT	JWA Design 1 Bramble Grove Newtownabbey BT37 0GE 07734318868
LOCATION	223 Roden Street			
PROPOSAL	Conversion to house in multiple occupation (HMO) and 3 storey extension to rear for bedrooms to create a total of 5 bedrooms.			
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	19			
APPLIC NO	Z/2014/1343/F	Full	DATE VALID	10/7/14
DOE OPINION	REFUSAL			
APPLICANT	Dermot Rocks c/o agent		AGENT	Doherty Architectural Services Paul Doherty 37 Wynchurch Avenue Belfast BT6 0JP 07557131259
LOCATION	35 Knockbreda Park Belfast BT6 0HB			
PROPOSAL	Replacement 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 ATC1 of the Department's Addendum to Planning Policy Statement 6: Areas of Townscape Character in that the building makes a material contribution to the character and appearance of the Rosetta Area of Townscape Character and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition.



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

ITEM NO	20			
APPLIC NO	Z/2014/1345/F	Full	DATE VALID	10/7/14
DOE OPINION	REFUSAL			
APPLICANT	Peter Loughlin c/o agent		AGENT	GMR Architects Ltd 3 St Judes Avenue Belfast BT7 2GZ 07768462808
LOCATION	409 Ormeau Road Belfast BT7 3GP			
PROPOSAL	Change of use from office to hot food carryout with first floor restaurant			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Planning Policy Statement 1 and Development Control Advice Note 4 in that it would, if permitted result in a proliferation in this section of the Ormeau Road of hot food, restaurant and coffee shop uses combined, thereby bringing about a detrimental change to the ambiance and character of the area and would undermine (cumulatively with other non-retail uses) the vitality and viability of the local centre.



DEPARTMENT OF ENVIRONMENT
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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	21			
APPLIC NO	Z/2014/1371/F	Full	DATE VALID	10/13/14
DOE OPINION	APPROVAL			
APPLICANT	Craig Gilroy 48 Circular Road Belfast BT4 2GB		AGENT	Bradley McClure Architects 186 Lisburn Road Belfast BT9 6AL 028 9028 4413
LOCATION	48 Circular Road Belfast BT4 2GB			
PROPOSAL	Development of 4 houses and demolition of existing dwelling			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	2	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	22			
APPLIC NO	Z/2014/1380/F	Full	DATE VALID	10/15/14
DOE OPINION	APPROVAL			
APPLICANT	Mr. McGimpsey C/O Agent		AGENT	JWA DESIGN 1 Bramble Grove Newtownabey BT36 0GE 077 3431 8868
LOCATION	10 Cloverhill Park Belfast BT4 2JW			
PROPOSAL	Two storey rear extension			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



DEPARTMENT OF ENVIRONMENT
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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	23			
APPLIC NO	Z/2014/1492/A	Advertiseme	DATE VALID	11/5/14
DOE OPINION	REFUSAL			
APPLICANT	Mr Laul Faulkner Bank Of Ireland -Group Property Humme House Dublin 4	AGENT	RPP Architects 155-157 Donegall Pass Belfast BT7 1DT 028 9024 5777	
LOCATION	28 University Road Belfast BT7 1NA			
PROPOSAL	Replacement signage and projecting banner			
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 Policies BH 9 and BH 13 of the Department's Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' and Planning Policy Statement 17 'Control of Outdoor Advertisements' in that the site lies within the Queens Conservation Area and and the signs would, if permitted, adversely affect its character and detract from the architectural style of the listed building on which it is to be displayed by reason of inappropriate scale, form, design, materials and illumination.



DEPARTMENT OF ENVIRONMENT
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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	24			
APPLIC NO	Z/2014/1531/A	Advertiseme	DATE VALID	11/14/14
DOE OPINION	REFUSAL			
APPLICANT	Malone Ridge Limited	AGENT	Thomas O'Hare Architects (TOHA) 54a Dunmurry lane Belfast BT17 9JR 07557027927	

LOCATION Lands at and rear of 62-72 Upper Malone Road and off Fairway Avenue
Belfast

PROPOSAL free standing signs

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	0	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

- 1 The proposal is contrary to Policy AD 1 of the Department's Planning Policy Statement 17: Control of Outdoor Advertisements, in that the proposed advertisements, if permitted, would have an adverse impact on the visual ameity of the area by virtue of visual clutter created by teh proliferation of proposed signs along the Upper Malone Road and Fairways Avenue.



DEPARTMENT OF ENVIRONMENT
PLANNING (NI) ORDER 1991
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ITEM NO	25			
APPLIC NO	Z/2014/1541/F	Full	DATE VALID	11/17/14
DOE OPINION	APPROVAL			
APPLICANT	Tim Featherston		AGENT	Brian Pyper & Associates 25 Towerview Avenue Bangor BT19 6BB 07825213111
LOCATION	481 Upper Newtownards Road Belfast BT4 3LL			
PROPOSAL	Change of use from offices to cafe, awnings to front and side of building, and new access door to side of building (corrected description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	26			
APPLIC NO	Z/2014/1613/F	Full	DATE VALID	12/1/14
DOE OPINION	APPROVAL			
APPLICANT	Mr & Mrs I Cadden 22 Sydenham Avenue Belfast BT4 2DR		AGENT	Gary McKee Architecture 24 Lord Wardens Parade Bangor BT19 1YU 028 9185 7879
LOCATION	22 Sydenham Avenue Belfast BT4 2DR			
PROPOSAL	Replacement roof to garage and increase in height of rear return roof.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



DEPARTMENT OF ENVIRONMENT
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APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	27			
APPLIC NO	Z/2014/1668/F	Full	DATE VALID	1/8/15
DOE OPINION	REFUSAL			
APPLICANT	Darragh Properties 70 Enniskillen Road Ballinamallard BT94 2BD		AGENT	David McKinley 16 Tarlum Road Omagh Co Tyrone BT78 5QQ 077 5415 5390
LOCATION	30 University Road Belfast			
PROPOSAL	Proposed change of use on first and second floors from restaurant seating, toilets and storage to 4 no. 1 bed apartments accessed through existing entrance on ground floor onto University Road			
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 PPS 1 'General Principles', Development Control Advice Note 4 'Restaurants, Cafes and Fast Food Outlets' in that the use would, if permitted, harm the living conditions of the proposed residents through noise, nuisance, odour and general disturbance resulting in a loss of residential amenity.
- 2 The proposal is contrary to AMP 7 of PPS 3 (Car Parking and Servicing Arrangements) in that the applicant has failed to demonstrate an acceptable arrangement for safely accommodating the parking of vehicles that would be attracted to the site.



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

ITEM NO	28			
APPLIC NO	Z/2014/1688/A	Advertiseme	DATE VALID	12/12/14
DOE OPINION	REFUSAL			
APPLICANT	Deanes at Queens 1 College Gardens Belfast BT9 6BQ	AGENT	Strong Construction 31 High Street Bangor BT20 5BG 078 7981 7263	
LOCATION	Deanes at Queens 1 College Gardens Belfast BT20 5BG			
PROPOSAL	2 free standing signs and new fascia sign			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy BH 13 of the Department's Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' and Planning Policy Statement 17 'Control of Outdoor Advertisements' in that the site lies within the Queens Conservation Area and the signs would, if permitted, adversely affect its character and detract from the conservation area in which it is to be displayed by reason of inappropriate scale, form, design, materials and illumination.



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

ITEM NO	29			
APPLIC NO	Z/2014/1703/F	Full	DATE VALID	12/12/14
DOE OPINION	APPROVAL			
APPLICANT	Deanes At Queens 1 College Gardens Belfast BT9 6BQ		AGENT	Strong Construction 31 High Street Bangor BT20 5BG 078 7981 7263
LOCATION	Deanes at Queens 1 College Gardens Belfast BT9 6BQ			
PROPOSAL	reconfiguration of external terrace area to front of premises			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	0	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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