

Document Pack

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



18th March, 2015

SPECIAL MEETING OF TOWN PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room (Room G05), City Hall on Monday, 23rd 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) Declarations of Interest
2. **Routine Correspondence**
3. **Streamlined Decisions Issued (Pages 3 - 12)**
4. **Deferred Items Still Under Consideration (Pages 13 - 26)**
5. **Reconsidered Items (Pages 27 - 36)**
6. **Schedule of Applications (Pages 37 - 50)**

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/23/2015 ' To: 3/15/2015 1

Belfast LGD

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	2/23/15	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	2/23/15	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
Z/2014/0788/O	Erection of four apartments	11 Upper Lisburn Road Balmoral Belfast BT10 0GW	2/26/15	Mr C O'Hagan, Mr K O'Hagan, Mrs M Toner, Mrs S McK 70 Upper Lisburn Road Finaghy Belfast BT10 0AD	70 Upper Lisburn Road Finaghy Belfast BT10 0AD
Z/2014/0812/F	First floor extension over existing single storey rear return	2 Lena Street Belfast BT5 5BJ	2/26/15	Mr Rogers	JWA Design 1 Bramble Grove Newtownabbey BT37 0GE

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/23/2015 ' To: 3/15/2015 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1276/F	Replacement garage to side of dwelling single storey rear extension.	7 Cyprus Park Belfast BT5 6EA	2/26/15	Mark Irvine 23 Ribble Street Belfast BT4 1HW	Stephen Johnston 23 Wingrove Gardens Belfast BT5 5NA
Z/2014/1283/F	Single storey rear/side extension and the erection of rear mobility ramps	1 Renfrew Walk Belfast BT12 5EA	2/26/15	William Watt 1 Renfrew Walk Belfast BT12 5EA	Ian McCallum 5 The Willows Newtownards BT23 8FJ
Z/2014/1401/A	Shop sign	707 Lisburn Road Belfast BT9 7HP	2/26/15	Marie Curie Cancer Care 89 Albert Embankment London SE1 7TP	Ian Brown 18 Apsley Road Denton Manchester M34 3HE
Z/2014/0867/F	Two storey extension to rear of apartment building	18 Cliftonville Road Belfast BT14 6JX	2/27/15	Patrick Mclvor 42 Mullan Road Coagh Cookstown BT80 0JE	
Z/2014/1282/F	Single storey kitchen/dining extension	16 Balmoral Avenue Belfast BT9 6NW	3/2/15	Stephen Kelly 16 Balmoral Avenue Belfast BT9 6NW	
Z/2014/1450/F	Detached garage/utility/store room	22 Irwin Crescent Belfast BT4 3AQ	3/2/15	Mr & Mrs D Lewis 22 Irwin Crescent Belfast BT4 3AQ	Planning Services 21 Ballynacoy Road Lisburn BT283XW

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/23/2015 ' To: 3/15/2015 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1542/F	Demolition of existing playroom and replacement with new single storey kitchen/living room to rear of ex house	14 Prince Edward Park Stranmillis Belfast	3/2/15	Mr A Kieran	Alan Bennett Architects 2 St Judes Avenue Belfast BT7 2GZ
Z/2014/1576/F	Renovation of existing industrial unit to accommodate new reception, office and kitchen facilities.	Musgrave Park Business Centre Stockmans Way Belfast BT9 7ET	3/2/15	National Windscreens NI	Eamonn Moore Architect 18 Westbury Gardens Cookstown Co Tyrone BT80 8WE
Z/2014/1583/F	Two storey extension to rear and roof space conversion to include rear roof dormer.	11 Palestine Street Belfast	3/2/15	Marie McAllister 2 Seaview Terrace Glenarriffe Ballymena BT44 0RE	BGR Design Services 53 Lansdowne Park Belfast BT15 4AG
Z/2014/1723/F	Rear single storey extension and replacement garage	21 Deramore Drive Belfast BT9 5JR	3/2/15	Mr & Mrs A Shaw 21 Deramore Drive Belfast BT9 5JR	Seamus McLarnon 72 Upper Road Greenisland Carrickfergus BT38 8RL
Z/2014/1727/F	single storey side extension	216 Malone Road Belfast BT9 5LQ	3/2/15	John Kelly 216 Malone Road Belfast BT9 5LQ	Kevin Fennell Design 2A Dorchester Park Belfast BT9 6RH
Z/2014/1561/LBC	Demolition and replacement of existing conservatory	250 Malone Road Belfast BT9	3/4/15	Michael Herbert	Coogan & Company Architects Ltd 144 Upper Lisburn Road Belfast BT10 0BG

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/23/2015 ' To: 3/15/2015 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1601/A	2 No. 48 Sheet Advertisements	Former site of No. 62 Clifton Street Belfast BT18 9JQ	3/4/15	JCDeaux Ireland	Strategic Planning Pavilions Office Park Kinnegar Drive Holywood BT18 9JQ
Z/2014/1746/F	Proposed Mill Worker Statue	Corner of Linfield Road and Sandy Row Belfast BT12 5DD	3/4/15	Belfast South Community 127-145 Sandy Row Resources Belfast BT12 5ET	Ross Wilson 63 Curragh Road Coleraine BT51 3RZ
Z/2015/0035/F	Single storey extension to the rear to provide kitchen, dining area and utility room	6 Moor Park Drive Belfast BT10 0QF	3/4/15	Joemon Simon 6 Moor Park Drive Belfast BT10 0QF	AP 127 Benburb Road Moy Dungannon BT71 7QA
Z/2015/0048/F	2 storey rear extension	54 Galwally Park Belfast BT8 6AH	3/4/15	Eimhear O'Neill c/o agent	Newline Architects 48 Main Street Castledawson BT45 8AB
Z/2014/1272/F	Construction of 3 no. terrace houses with associated car parking, landscaping and external works	118-120 Antrim Road Belfast BT15	3/5/15	Apex Housing Association	McGirr Architects LTD 670 Ravenhill Road Belfast BT6 0BZ
Z/2014/1303/F	W.C. Extension to gable of terraced dwelling	20 New Barnsley Crescent Belfast BT12 7HT	3/5/15	Susan McCafferty	NIHE 10/16 Hill Street Belfast BT1 2LA

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/23/2015 ' To: 3/15/2015 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1324/F	Conversion of attached garage and 1st floor extension over existing garage to provide bedroom	3 Gransha Park Belfast BT11 8AU	3/5/15	Mr R Loughran	Robert Bryson 18 Gransha Road Belfast BT11 8AU
Z/2014/1451/F	Single storey extension to rear of existing property	39 Castle Gardens Belfast BT15 4GB	3/5/15	Mr N Turley 39 Castle Gardens Belfast	C R Design 25 Glennor Crescent Belfast BT88HW
Z/2014/1463/F	Single storey extension to rear of house to accommodate swimming pool	37 Piney Lane Belfast BT9 5QS	3/5/15	Mr & Mrs McConnell 37 Piney Lane Belfast BT9 5QS	McCann Moore 715 Lisburn Road Belfast BT9 7GU
Z/2014/1559/F	Demolition & refurbishment of existing conservatory	250 Malone Road Belfast BT9	3/5/15	Michael Herbert	Coogan & Co Architects Ltd 144 Upper Lisburn Road Belfast BT10 0BG
Z/2014/1763/F	proposed temporary customer service cabin	Queen's Quay Belfast (lands between M3 and Odyssey building) BT3 9QQ	3/5/15	Odyssey Trust Company Ltd	Turley Hamilton House 3 Joy Street Belfast BT2 8LE
Z/2014/1767/A	Fascia Sign	4-8 Adelaide Street Belfast BT2 8FD	3/5/15	NFU Mutual	Wayne Storey Associates Ltd 46 Strand Avenue Holywood BT18 9AW

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/23/2015 ' To: 3/15/2015 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1169/A	Retention of existing 48 sheet light box display unit	34 Botanic Avenue Belfast BT7 1JQ	3/6/15	Clear Channel N.I. Ltd Channel Commercial Park Queens Road Belfast BT3 9DT	
Z/2014/1407/F	2 storey rear extension with dormer	36 Diamond Gardens Belfast BT10 0HE	3/6/15	Gabrielle Mickleburgh 36 Diamond Gardens Belfast BT10 0HE	John Sheehan 61 Forest Grove Belfast BT8 6AR
Z/2014/1462/F	Extension to coach house with link corridor to main dwelling and proposed orangery and alterations.	25 Kings Road Belfast BT5 6JG	3/6/15	Mr J Dobson 83 Moy Road Dungannon BT71 7HG	Mullan Architects 80 Orchardville Crescent Belfast BT10 0JT
Z/2014/1515/LBC	Minor amendment to entrance doors and further adjustments to first and second floor offices including removal of some interior walls and the provision of a platform lift.	The Main Building Stranmillis University College Stranmillis Road Belfast BT9 5DY	3/6/15	Mr John Chapman Stranmillis University College Stranmillis Road Belfast BT9 5DY	URS Beechill House Beechill Road Belfast BT8 7RD

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/23/2015 ' To: 3/15/2015 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1523/RM	Proposed swift tower	RSPB Belfast Harbour Reserve Airport Road West Belfast BT3 9ED	3/6/15	Royal Society For The Protection Of Birds RSPB NIHQ Belvoir park Forest Belvoir Drive Belfast BT8 7QT	Keys and Monaghan 12 Main Street Irvinestown BT94 1GJ
Z/2014/1673/F	Small extension to front of dwelling.	40 Cherryvalley Park Belfast BT5 6PN	3/6/15	Mrs Sylvia Miskelley 40 Cherryvalley Park Belfast BT5 6PN	Alan Gregg 32 Carolhill Drive Belfast BT4 2FT
Z/2014/1711/F	retention of external free standing canopy within service yard	248-266 Upper Newtownards Road Belfast BT4 3EU	3/6/15	Marks and Spencer PLC	WDR & RT Taggart Laganwood House New Forge Lane Malone Road Belfast BT9 5NX
Z/2015/0031/F	single storey kitchen extension to rear of existing dwelling	17 Ballymurphy Drive Belfast BT12 7JJ	3/6/15	P Burns	Robert Bryson 18 Gransha Park belfast BT11 8AU

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/23/2015 ' To: 3/15/2015 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2015/0047/F	Proposed alterations to relocate the existing entrance to the existing IPSC building. Internal refurbishment to provide classrooms, teaching laboratories, social spaces and ancillary space.	International and Postgraduate Student Centre Queen's University University Road Belfast BT7 1NN	3/6/15	Queens University Level 5 Administration Building University Road Belfast BT7 1NN	Hamilton Architects Hamilton House 3 Joy Street Belfast BT2 8LE
Z/2015/0051/F	Replace existing flat roof over bay window with monopitch roof and extension over front porch	10 Cheviot Street Belfast BT4 3AP	3/6/15	Triangle Housing Association c/o agent	GM Design Associates 22 Lodge Road Coleraine BT52 1NB
Z/2015/0085/A	Projecting sign and new informative sign	The CO-Operative Food Windsor Food 191 Lisburn Road Windsor BT9 7EJ	3/6/15	Food Programme Delvery Orchid Group 1 Angel Square Manchester M60 0AG	Furama Olympia House Middleton Grove Leeds LS11 5TY
Z/2014/1197/F	Change of use from coffee shop to hot food take away with external flue (retrospective)	346 Beersbridge Road Belfast BT5 5DY	3/10/15	Audleystown Properties Ltd 50 Audleystown Road Strangford BT307LP	

Streamlined Planning Applications Decisions Issued

Decision Issued From: 2/23/2015 ' To: 3/15/2015 1

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1295/F	Proposed extension to rear of existing 3 storey dwelling, additional bedroom (retrospective)	12 Wellesley Avenue Belfast	3/10/15	Tiam Jum-Dong 12 Wellesley Avenue Belfast BT9 6BY	Paul McGeough 31 Helenswood Belfast BT17 0RY
Z/2014/1492/A	Replacement signage and projecting banner	28 University Road Belfast BT7 1NA	3/10/15	Mr Laul Faulkner Bank Of Ireland -Group Property Humme House Dublin 4	RPP Architects 155-157 Donegall Pass Belfast BT7 1DT
Z/2014/1688/A	2 free standing signs and new fascia sign	Deanes at Queens 1 College Gardens Belfast BT20 5BG	3/10/15	Deanes at Queens 1 College Gardens Belfast BT9 6BQ	Strong Construction 31 High Street Bangor BT20 5BG
Z/2015/0056/F	Single storey extension to the rear	4 Kingsberry Park Belfast BT6 0HT	3/10/15	Louise Friel 4 Kingsberry Park Belfast BT6 0HT	Neil Matthews Architects 5 Weavers Court Business Park Belfast BT12 5GH
Z/2015/0041/F	Two storey extension to rear of existing dwelling	21 Old Cavehill Road Belfast BT15 5GZ	3/11/15	Mr & Mrs D Steele 21 Old Cavehill Road Belfast BT15 5GT	GMR Architects Ltd 3 St. Judes Avenue Belfast BT7 2GZ

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

1

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.

2

Application Ref Z/2011/0726/O

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

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

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

3

Application Ref Z/2012/0447/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.

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

4

Application Ref	Z/2012/1421/F		
Applicant	Markets Development Association 3 Upper Stanfield Street Belfast BT7 2DN	Agent	Fresh Design 1 College House City 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.		

- 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.

5

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.

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

6

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**

7

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.

8

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/2014/0108/A

Applicant Robert Smyth 38 Cuba Walk Belfast **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 advertisements along this section of the Newtownards Road and which would lead to an undesirable precedent for other similar signs within the locality.

13

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.

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

14

Application Ref Z/2014/0190/LBC

Applicant Millar and Mills C and D c/o agent **Agent** Site Express 45 Church View
Holywood
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.

15

Application Ref Z/2014/0260/F

Applicant Farrans Construction 99 Kingsway **Agent** Alan Patterson Design Darragh
Dunmurry House
Belfast 112 Craigdarragh Road
BT17 9NU Helen's bay
BT19 1UB

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.

- 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.



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

19

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.

20

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**

21

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.

22

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**

23

Application Ref Z/2014/1292/F

Applicant Wee Care 6 Chichester Park South **Agent** David Mills Architect 109 Carryduff Road
Belfast 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.

24

Application Ref Z/2014/1343/F

Applicant Dermot Rocks c/o agent **Agent** Doherty Architectural Services Paul Doherty
37 Wynchurch Avenue
Belfast
BT6 0JP

Location 35 Knockbreda Park
Belfast
BT6 0HB

Proposal Replacement dwelling

- 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.

25

Application Ref Z/2014/1345/F

Applicant Peter Loughlin c/o agent **Agent** GMR Architects Ltd 3 St Judes Avenue
Belfast
BT7 2GZ

Location 409 Ormeau Road
Belfast
BT7 3GP

Proposal Change of use from office to hot food carryout with first floor restaurant

- 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.



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

26

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.

27

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.

28

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 contrary to the Department Planning Policy Statement 6 'Planning, Archaeology 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 contrary to the Department Planning Policy Statement 6 'Planning, Archaeology 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**

29

Application Ref Z/2014/1579/F

Applicant Victoria College (c/o Colin Tenner) **Agent** Belfast Education and Library Board
 2a Cranmore Park 40 Academy Street
 Belfast Belfast
 BT9 6JA

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.

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

Council Belfast**Date 3/23/15**

ITEM NO	D1			
APPLIC NO	Z/2010/0767/F	Full	DATE VALID	6/8/10
DOE OPINION	APPROVAL			
APPLICANT	The Care Circle Group C/o Agent		AGENT	Turley Associates Hamilton House Joy Street Belfast BT2 8LE 028 90 723900

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

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	44	0	1	0
			Addresses	Signatures
			2	3
			Addresses	Signatures
			0	0



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

ITEM NO	D2			
APPLIC NO	Z/2014/0019/F	Full	DATE VALID	1/6/14
DOE OPINION	APPROVAL			
APPLICANT	ECAL Construction Ltd c/o		AGENT	Pragma Planning Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH 028 9091 8410
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)			
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	D3			
APPLIC NO	Z/2014/0675/F	Full	DATE VALID	5/21/14
DOE OPINION	REFUSAL			
APPLICANT	Excel Glass Ltd Musgrave Park Industrial Estate 32 Stockman's Way Belfast BT9 7ET		AGENT	Hawthorne associates 3 The Beeches Grove Road Ballynahinch BT24 8RA 028 9756 1488
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 emissivity glass, in conjunction with additional vehicular parking, additional hardstanding area extension and approximately 60m of culverting extension to the Woodland River.			
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 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.			



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

ITEM NO	D4			
APPLIC NO	Z/2014/1207/O	Outline	DATE VALID	9/10/14
DOE OPINION	REFUSAL			
APPLICANT	Garden Lodge Developments Ltd c/o agent	AGENT	Alan Patterson Design LLP 112 Craigdarragh Road Helen's Bay BT19 1UB 02891852582	
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			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	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 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.



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

ITEM NO	D5			
APPLIC NO	Z/2014/1213/F	Full	DATE VALID	9/12/14
DOE OPINION	REFUSAL			
APPLICANT	James Ferguson 6 Burmah Street BT7 3AN		AGENT	
				NA
LOCATION	6 Burmah Street Belfast BT7 3AN			
PROPOSAL	Dormer to front of dwelling (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 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.



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

ITEM NO	D6			
APPLIC NO	Z/2014/1364/A	Advertiseme	DATE VALID	10/10/14
DOE OPINION	REFUSAL			
APPLICANT	Odyssey Trust Company c/o agent	AGENT	Turley 3 Joy Street Belfast BT2 8LE 028 9072 3900	
LOCATION	Odyssey Arena 2 Queen's Quay Belfast BT3 9QQ			
PROPOSAL	Retention of 3no banner type advertisements and fixings			
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 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.



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

ITEM NO	D7			
APPLIC NO	Z/2014/1405/F	Full	DATE VALID	10/20/14
DOE OPINION	APPROVAL			
APPLICANT	Dr Manning and Ms Burns		AGENT	Consarc Design Group The Gas Office 4 Cromac Quay Belfast BT7 2JD 028 9082 8400
LOCATION	Lands adjacent to 15 Osborne Park Belfast BT9 6JN			
PROPOSAL	Change of house type to that approved under Z/2012/1162/F			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	0	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	D8			
APPLIC NO	Z/2014/1483/A	Advertiseme	DATE VALID	11/4/14
DOE OPINION	CONSENT			
APPLICANT	McDonalds Restaurant Ltd 11-59 High Road East Finchley London N2 8AW	AGENT	Planware Ltd The Granary 37 Walnut Tree lane Sudbury CO10 1B 01787 468500	
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			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	14	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	D9			
APPLIC NO	Z/2014/1485/A	Advertiseme	DATE VALID	11/4/14
DOE OPINION	CONSENT			
APPLICANT	McDonalds Restaurant Ltd 11-59 High Road East Finchley London N2 8AW	AGENT	Planware Ltd The Granary 37 Walnut Tree Lane Sudbury CO10 1B 01787468500	
LOCATION	McDonalds Restaurant Ltd Westwood Centre Kennedy way Belfast BT11 9BQ			
PROPOSAL	Erection of new pole mounted sign.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	14	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	D10			
APPLIC NO	Z/2014/1487/F	Full	DATE VALID	11/4/14
DOE OPINION	APPROVAL			
APPLICANT	McDonalds Reataurant Ltd 11-59 High Road East Finchley London N2 8AW	AGENT	Planware Ltd The Granary 37 Walnut Tree Lane Sudbury CO10 1BD 01787 468500	
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			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	14	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

Belfast Council

Applications for Planning Permission

and

Applications deferred from previous meetings

3/23/15



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

Council Belfast

Date 3/23/15

ITEM NO	1			
APPLIC NO	Z/2012/1385/F	Full	DATE VALID	12/12/12
DOE OPINION	APPROVAL			
APPLICANT	Joe Drain c/o agent		AGENT	First Stone Architects 126 University Avenue Belfast BT7 1GZ 90309409

LOCATION 40-42 Newington Avenue
Belfast
BT15 2HP

PROPOSAL Demolition of existing premises and construction of 9no two bedroom apartments with associated works

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	2			
APPLIC NO	Z/2014/0107/F	Full	DATE VALID	1/29/14
DOE OPINION	APPROVAL			
APPLICANT	H Gillespi (properties) Ltd c/o agent		AGENT	AMD Architectural Design 8 Canvey Manor Drumnacanvy Portadown BT63 5LP 02838 398739
LOCATION	Lands between Utility Street and Eureka Drive (and to the rear of 121 Donegall Road) Belfast BT12 5JS			
PROPOSAL	Proposed development of 33no. apartments in 5 blocks with associated site works			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
ITEM NO	3			
APPLIC NO	Z/2014/0174/F	Full	DATE VALID	2/10/14
DOE OPINION	REFUSAL			
APPLICANT	Datura Enterprises 4th Floor 143 Royal Avenue Belfast BT1 1Fh		AGENT	Lyons Architects 24 Derryvolgie Avenue Belfast BT9 6FN 028 9066 6257
LOCATION	31 Heron Avenue (adjacent to 9 Heron Avenue) Belfast BT3 9LF			
PROPOSAL	Retention of car park, accommodating 56 no car spaces			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
1	The proposed development is contrary to policy AMP 7 10 of Planning Policy Statement 3 (PPS 3) in that a robust analysis has not been provided by the applicant to satisfactorily demonstrate an identified need for this car park.			



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

ITEM NO	4			
APPLIC NO	Z/2014/0217/F	Full	DATE VALID	2/18/14
DOE OPINION	APPROVAL			
APPLICANT	Helm Housing Association c/o agent		AGENT	Turley associates Hamilton House 3 Joy Street Belfast BT2 8LE 028 9072 3900
LOCATION	156-160 Ravenhill Road Belfast BT6 8EE			
PROPOSAL	Erection of 9no apartments, landscaping and ancillary development			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	5			
APPLIC NO	Z/2014/0293/F	Full	DATE VALID	2/28/14
DOE OPINION	APPROVAL			
APPLICANT	Oaklee Homes Ltd c/o agent		AGENT	TSA Planning 29 Linenhall Street Belfast BT2 8AB 028 9043 4333
LOCATION	3-7 Brookhill Avenue Belfast			
PROPOSAL	Demolition of existing supported housing scheme (for 20no residents) with retention of front facade to No. 3 Brookhill Avenue and provision of new specialist supported housing scheme (for 22no residents) including on-site staff accommodation, landscaping and associated site works.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	4	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/2014/0700/F	Full	DATE VALID	5/27/14
DOE OPINION	APPROVAL			
APPLICANT	Apex Housing Association c/o agent		AGENT	TODD Architects and Planners 2nd Floor Titanic House Queens Road Belfast BT3 9DT 028 9024 5587
LOCATION	Former Corpus Christi College (AKA St Peter's School) Brittons Parade Belfast BT12 6FF			
PROPOSAL	Construction of 16no three bedroom houses, 43no two bedroom houses, 8no one bedroom apartments. (69 residential units in total) Works to include new access arrangements from Brittons Parade, boundary treatments and ancillary site works			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	7			
APPLIC NO	Z/2014/1302/F	Full	DATE VALID	9/30/14
DOE OPINION	APPROVAL			
APPLICANT	Scoil An Droichid (Primary School) 20 Cooke Street Ormeau Road Belfast BT7 2EP		AGENT	Belfast Education and Library Board 40 Academy Street Belfast BT1 2NQ 9056 4000
LOCATION	Site of 'Scoil An Droichid' No.22 Cooke Street Belfast and 'An Droichead' No. 20 Cook Street Belfast BT7 2EP			
PROPOSAL	New entrance for the school and adjacent An Droichead Community Centre with associated parking for the community centre, relocation of school carparking to front of site and relocation of school playground (Amended address)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	8			
APPLIC NO	Z/2014/1304/F	Full	DATE VALID	10/1/14
DOE OPINION	APPROVAL			
APPLICANT	L Campbell c/o agent		AGENT	Robert Gilmour Architects 64 Haypark Avenue Belfast BT7 3FE 07795595434
LOCATION	100 University Street Belfast BT7 1HE			
PROPOSAL	Change of use from offices to 5no self contained apartments, retaining the existing primary structure and building envelope			
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	9			
APPLIC NO	Z/2014/1325/F	Full	DATE VALID	10/6/14
DOE OPINION	REFUSAL			
APPLICANT	Mr M Tully 63 Balmoral Avenue Malone Upper Belfast BT9 6NY		AGENT	Paul Anderson Chartered Architect Ltd 34 Woodfield Newtownabbey BT37 0ZJ 07736 176003
LOCATION	63 Balmoral Avenue Belfast BT9 6NY			
PROPOSAL	Retrospective application for new fence and pillars to boundaries			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies within the Malone Conservation Area and the development would, if permitted, detract from its character and appearance as it is not in sympathy with the characteristic built form of the area and its scale and materials do not respect the characteristics of the conservation area nor do they not conform with the guidance set out in the Malone Conservation Area document.



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

ITEM NO	10			
APPLIC NO	Z/2014/1397/F	Full	DATE VALID	10/16/14
DOE OPINION	APPROVAL			
APPLICANT	Mervyn Wishart 25 Orpen Park Belfast BT10 0BN		AGENT	Designer Home Plans 1 Victoria Court Ballymartin Newry BT34 4YH 028 4176 3371
LOCATION	Faith House 25 Orpen Park Belfast BT10 0BN			
PROPOSAL	Single storey rear extension to nursing home to provide 4 bedrooms (69 in total)			
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	11			
APPLIC NO	Z/2014/1399/F	Full	DATE VALID	10/15/14
DOE OPINION	REFUSAL			
APPLICANT	Musgrave Marketplace		AGENT	Matrix Planning Consultancy LLP 29 Old Belfast Road Newtownards Co Down BT23 4SG 028 9182 8375
LOCATION	1-15 Dargan Crescent Belfast BT3 9HJ			
PROPOSAL	Application under Article 28 of the Planning (NI) Order 1991 for the variation of Condition 2 of planning permission Z/1995/2185 (Condition 2: The use hereby approved is for wholesale warehouse only) to read; The use hereby approved is for a wholesale warehouse with unrestricted access to the general public			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	1	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Planning Policy Statement 1 'General Principles' in that, if permitted, would result in a condition that is not relevant to the development as approved, resulting in a change of use that is outside the scope of the planning approval to which it relates and beyond the provisions of Article 28 of the Planning (NI) Order 1991 (as amended).



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

ITEM NO	12			
APPLIC NO	Z/2014/1488/F	Full	DATE VALID	11/5/14
DOE OPINION	APPROVAL			
APPLICANT	Mr Brown 31 Cranmore Park Belfast BT9 6JF		AGENT	Insideout Architects 15 Grays Hill Bangor BT20 3BB 9147 8835
LOCATION	31 Cranmore Park Belfast BT9 6JF			
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
PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO	13			
APPLIC NO	Z/2014/1518/F	Full	DATE VALID	11/11/14
DOE OPINION	REFUSAL			
APPLICANT	Hardev Sirpal 1st Floor 362 Woodstock Road Ballymacarret Belfast BT6 9DQ		AGENT	
				NA
LOCATION	Ground floor 362 Woodstock Road Ballymacarret Belfast BT6 9DQ			
PROPOSAL	Change of use for ground floor retail unit to become hot food takeaway			
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 neighbouring residential properties 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	14			
APPLIC NO	Z/2014/1633/F	Full	DATE VALID	12/2/14
DOE OPINION	APPROVAL			
APPLICANT	Mr. T Clarke 53 Andersontown Road Belfast BT11 9AG		AGENT	Tony McCoe 3 Thirtmere Gardens Belfast BT15 5EF 075 1501 4420
LOCATION	53 Andersontown Road Belfast BT11 9AG			
PROPOSAL	change of use from dwelling to office use (retrospective)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	15			
APPLIC NO	Z/2014/1685/F	Full	DATE VALID	12/9/14
DOE OPINION	APPROVAL			
APPLICANT	FR Ventures Ltd		AGENT	TSA Planning 29 Linenhall Street Belfast BT2 9AB 028 9043 4333
LOCATION	184 Upper Newtownards Road Belfast BT4 3ES			
PROPOSAL	Change of use to house of multiple occupation (HMO)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	87	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0



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

ITEM NO	16			
APPLIC NO	Z/2014/1720/F	Full	DATE VALID	12/16/14
DOE OPINION	APPROVAL			
APPLICANT	Mr A Johnston		AGENT	Concepts 19 The Knockans Broughshane Ballymena BT43 7LQ 075 2304 1068
LOCATION	6 Cutters Lane Malone Lower Belfast BT9 5JG			
PROPOSAL	Retrospective change of use from dwelling to HMO			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	14	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
ITEM NO	17			
APPLIC NO	Z/2015/0070/F	Full	DATE VALID	1/27/15
DOE OPINION	APPROVAL			
APPLICANT	T McEwan c/o agent		AGENT	Robert Bryson 18 Gransha Park Belfast BT11 8AU 028 9060 0419
LOCATION	15 Finaghy Park Central Belfast BT10			
PROPOSAL	2 storey rear extension and side gable windows			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0