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Belfast City Council
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Belfast

Chief Executive's Office		
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Ref	McN 50/7	

Local Planning Division
Department of the Environment
Bedford House
16-22 Bedford Street
Town Parks
Belfast
BT2 7FD

Our Ref: Z/2012/0352/O

Date: 11TH July 2012

Dear Sir/Madam

Applicant

Location: Site bounded by Little York Street, Great Georges Street and Nelson Street

Proposal: DC- Non Determination of a Planning Application for Apartment Development of 217 units

I refer to the planning appeal lodged under Article 33 of the Planning (N.I.) Order 1991 in respect of the above planning application.

Under paragraph 5.7 of the Revised Procedures for Appeal Hearings I wish to advise that the Department's view is to refuse planning permission on the following grounds:-

Draft Reasons for Refusal

1. The proposed development is unacceptable in that insufficient information has been submitted regarding contamination, noise and air quality, to enable the Department to make an informed decision on the proposal.
2. The proposal is contrary to Policy QD1 of PPS 7 'Quality Residential Developments' in that it fails to demonstrate the creation of a quality and sustainable residential environment. The scale, form and appearance of the proposal would result in overdevelopment of the site.
3. The proposed development is unacceptable in that 0.33 hectares of the site is zoned for social housing in draft BMAP and it has not been demonstrated that the

proposed scheme makes adequate provision to meet identified housing needs in the area.

The Planning Appeals Commission has been advised that this is the Department's position.

Yours faithfully



For Divisional Planning Manager

DEMOCRATIC SERVICES			
18 JUN 2012			
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H & ES	TP	GR	COUNCIL
LIC	DEVEL	TRAN	
REFERENCE:	43731		
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