

1

Application Ref Z/2008/0824/F

Applicant Big Picture Developments Ltd C/O Agent

RPP Architects Ltd

Clarence Gallery RPP Architects Ltd 155-157

Linenhall Street Donegall Pass
Belfast Belfast
BT2 8BG BT7 1DT

Location Site bounded by Little York Street, Great George Street and Nelson Street, Belfast.

Proposal Construction of 238 No. 1bed and 2 bed apartments with 200 No. parking spaces on ground

and first floor levels with elevated landscaped central courtyard.(Amended Plans)

- 1 The proposal is unacceptable as it is contrary to the Joint Ministerial Statement of 31 January 2005 as the proposal is considered to be premature in terms of the development plan process as an approval at this stage would prejudice and undermine a key element of the draft Belfast Metropolitan Area Plan, namely the Belfast City Centre Character Areas both individually (due to the scale of the proposal and its visual impact) and cumulatively (through setting a precedent for other sites).
- 2 The proposal is unacceptable as it is contrary to the Draft Belfast Metropolitan Area Plan in that the site is subject to a zoning for social housing and the proposal fails to provide an acceptable design, density and mix of social housing to fulfil the identified social housing need in this area.
- The proposal is unacceptable as it is contrary to UE1 and Designation CC 018 of the Draft Belfast Metropolitan Area Plan and Policy QD1 (a) of Planning Policy Statement 7 in that it fails to respect the surrounding context and is inappropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hardsurfaced areas.
- 4 The proposal is unacceptable as it is contrary to Policy UE6 of the Draft Belfast Metropolitan Area Plan and Policy QD1 (f) and (i) of Planning Policy Statement 7 in that inappropriate provision is made for car parking providing an unacceptable inactive frontage to the public streets, which results in a development which fails to deter crime and promote personal safety.

2

**Application Ref** Z/2010/1629/F

Applicant Nunzio Liberante Agent Coogan and Co 3 Glengall Street

Belfast BT12 5AB

**Location** 484 Upper Newtownards Road

Belfast

Proposal Temporary car wash with office and storage container with new boundary fencing.

(Retrospective) (amended drawing)



Z/2011/0037/F **Application Ref** 

**Applicant** Orchard House Nursing Home 2 Agent MBArchitecture Ltd 6 Woodland

Cherryvallev Park

BT5 6PL Lisburn

Avenue BT2

Location Orchard House Nursing Home

2 Cherryvalley Park

**Belfast** BT5 6PL

Extensions and alterations to nursing home to increase occupancy from 36 bedrooms to 57 **Proposal** 

bedrooms and ancillary accommodation with external car parking and landscaping. Temporary

opening of former access onto road for use during construction.

The proposal is contrary to ATC 2 of Planning Policy Statement 6 Addendum and Development Control Advice Note 9: Residential and Nursing Homes in that the proposal would, if permitted, result in overdevelopment of the site due to its inappropriate siting, layout, scale, form, massing and design causing unacceptable damage to the character and appearance of the area, and would be harmful to the living conditions of existing residents through overlooking, resulting in a loss of residential amenity.

- The proposal is contrary to the Departments' Planning Policy Statement 2: Planning and Nature Conservation in that it fails to respect the character, topography, and landscape features of the site and would, if permitted, harm the health and condition of significant trees due to its inappropriate siting, layout, and ground remodelling works required to facilitate the proposed development.
- 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 a satisfactory means of access and adequate facilities for parking and service vehicles as part of the development.

4

**Application Ref** Z/2011/0468/F

**Applicant** Brian McKeating 10 Myrtlefield Park Doherty Architects 6 Kinnaird Street Agent

> **Belfast Belfast** BT9 6NE **BT14 6BE**

3 Skegoneill Avenue Location

Belfast BT15 3JN.

**Proposal** Change of use from ground floor apartment to coffee shop and creation of new level access,

ramp, seating area and new bin storage area. Existing 1st and 2nd floor apartments to remain

unchanged.

The proposal is considered to have a detrimental impact on the character and appearance of the area by reason of the external alterations and the introduction of a non-residential use in a residential area.



5

Application Ref Z/2011/1083/F

Applicant East Coast Fuels Rosetta Filling

Station

Ormeau Road Belfast Patrick McVarnock 16 Finaghy

Road North Belfast BT10 OJA

**Location** 569 Ormeau Road

Belfast

**Proposal** Renovation and extension of shop, renovation of filling station forecourt and new ATM

(Amended description)

6

Application Ref Z/2011/1225/F

Applicant Nexus Property Rentals c/o agent Agent Rush & Co 7 Upper Malone Road

Belfast BT9 6TD

**Location** 25 Malone Avenue

Belfast BT9 6EN

Proposal AMENDED PLANS RECEIVED - REMOVAL OF BALCONIES AND PATIO DOORS TO

EGLANTINE GARDENS ELEVATION AND AMENDED FINISH ONTO YARD OF 23 MALONE

Agent

**AVENUE** 

Demolition of existing apartments and erection of 6 no apartments

- 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 as it's massing, proportions and detailing do not respect the characteristic built form of the area and does not conform with the guidance set out in the 'Design Guide for the Malone Conservation Area' document.
- 2 The proposal is contrary to Policy BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building makes a material contribution to the character of the Malone Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition.
- 3 The proposal is contrary to Planning Policy Statement 7 Quality Residential Environments in that, if permitted, will cause unacceptable damage to residential amenity of neighbouring properties through overshadowing and loss of light.
- 4 The proposal is contrary to Planning Policy Statement 7 Quality Residential Environments in that the design and detailing of the proposed building does not respect the surrounding context.
- The proposal is contrary to Planning Policy Statement 1 General Principles and Planning Policy Statement 3 Access, Movement and Parking and supplementary Planning Guidance document 'Creating Places' in that it has not been demonstrated that adequate surplus on-street parking is available for vehicles that will be attracted to the proposed development.



7

Application Ref Z/2011/1280/F

Applicant Clear Homes c/o agent Agent M. C. Logan Architects 73a Belmont

Road Belfast BT4 2AA

**Location** Macrory Memorial Presbyterian Church

**Duncairn Gardens** 

Belfast BT15 2GN

Proposal Change of use from church building to 2no hot food takeaways with alterations to front elevation

1 The proposal would if approved be detrimental to the residential amenity of the immediate area by virtue of noise and nuisance.

8

Application Ref Z/2012/0008/F

Applicant Michael Burroughs Associates 33 Agent

Shore Road
Holywood
BT18 9HX

**Location** 32c Upper Malone Road

Belfast BT9 5NA

**Proposal** Erection of 2 storey building for hot food bar and restaurant at ground floor with ancillary office

and storage above.

9

Application Ref Z/2012/0045/F

Applicant Chris McGimpsey c/o agent Agent Jackson Graham Associates 14-16

Shore Road Holywood BT18 9HX

Location Lands at 33 Kings Road

Ballycloghan Belfast Co Antrim BT5 6JG

Proposal Proposed dwelling with associated siteworks

- 1 The proposal if permitted would be contrary to Policy OS1 of Planning Policy Statement 8, Open Space, Sport and Outdoor Recreation in that it would result in the loss of existing open space with consequential detrimental impact on visual amenity and loss of habitat.
- 2 The proposal if permitted would be contrary to Planning Policy Statement 2: Planning and Nature Conservation in that it will result in the loss of mature trees which are protected by virtue of being with Kings Road Conservation Area.



10

Application Ref Z/2012/0055/F

Applicant B Stewart c/o agent Agent McGarry-Moon Architects Ltd 9

Fallahogey Road

Kilrea Coleraine BT51 5ST

**Location** 3 Pirrie Park Gardens

Belfast BT6 0AG

Proposal Erection of two storey extension to rear of dwelling and alterations to existing dwelling

(amended plans received)

11

Application Ref Z/2012/0165/F

Applicant Belfast Education and Library Board Agent

40 Academy Street

Belfast BT1 2NQ

**Location** Forge Integrated Primary School. 40 Carolan Road

Belfast BT7 3HE

**Proposal** 

Alterations to existing car park and installation of a pedestrian gate incorporated into the

boundary fence

12

Application Ref Z/2012/0618/F

Applicant The Co-operative Group c/o agent Agent TSA Planning 29 Linenhall Street

Belfast BT2 8AB

**Location** Units 3-6 (inclusive) Former Ormeau Bakery

307-341 Ormeau Road

Belfast BT7

Proposal Amalgamation of Units 3-6 (inclusive) to include alterations to shop front, internal installation of

plant to rear and associated works



13

Application Ref Z/2012/0761/F

Applicant Belfast Metropolitan College c/o Agent Ostick and Williams Ltd 14

agent Edgewater Road

Belfast BT3 9JQ

**Location** E3 Springvale Campus

400 Springfield Road

Belfast BT12 7DU

Proposal Proposed overflow surface car park ancillary to existing further education college campus with

associated site works and vehicular and pedestrian access.