

Council Deferred items still under consideration Area :- Belfast

1

Application Ref Z/2008/0824/F

Applicant Big Picture Developments Ltd C/O **Agent**
RPP Architects Ltd
Clarence Gallery RPP Architects Ltd 155-157
Linenhall Street Donegall Pass
Belfast Belfast
BT2 8BG BT7 1DT

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

Proposal Construction of 238 No. 1bed and 2 bed apartments with 200 No. parking spaces on ground and first floor levels with elevated landscaped central courtyard.(Amended Plans)

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

2

Application Ref Z/2011/0537/O

Applicant CNJP c/o agent **Agent** Donnelly O Neill Architects Ltd
Throne
244 Whitewell Road
Belfast
BT36 7EN

Location 804 Shore Road
Greencastle

Proposal Demolition of redundant Police Station and erection of 2 no Business/retail units and 23 no 2 bedroom apartments and parking (Amended scheme).

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Application Ref Z/2011/0902/F

Applicant T Reynolds 14 Upper Lisburn Road **Agent** James McKernan Chartered
Belfast Architect 31 Beechill Road
BT10 0AA Belfast
BT8 7PT

Location 46 Sicilly Park
Belfast
BT10 0AL

Proposal Erection of two storey garage with new access from Priory Gardens

4

Application Ref Z/2011/1362/F

Applicant West Belfast Sports and Social Club **Agent** David Smyth 131 Alderley Place
c/o John Hughes Mallusk
370 Falls Road Newtownabbey
Belfast BT36 7SJ
BT12 6DG

Location 370 Falls Road
Belfast
Co Antrim
BT12 6DG

Proposal Alterations and extension to form single storey restaurant, links to existing lounge and existing kitchen, renovation of existing lounge. (Amended Plans)

5

Application Ref Z/2012/0019/F

Applicant Afrim Karrabecaj Unit 3 Enterprise **Agent** Kevin H Ramsey 14 Cranmore
House Gardens
Boucher Crescent Belfast
Boucher Road BT9 6JL
Belfast
BT12 6HU

Location Unit 3 Enterprise House
Boucher Crescent
Boucher Road
Belfast
BT12 6HU

Proposal Hand washing of vehicles within a fenced compound comprising a small office, storage building and partially covered forecourt (retrospective) [Amended Description]

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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

7

Application Ref Z/2012/0409/F

Applicant Limelight Belfast Ltd 1 Bankmore **Agent** O'Donnell O'Neill Design Associates
Square
Belfast
BT2 1DH 5 Stranmillis Road
Belfast
BT9 5AF

Location 17-21 Ormeau Avenue
Town Parks
Belfast
BT2 8HD

Proposal Provision of outside area of licensed premises at first floor level with facilities for smokers (Amended Plans).

8

Application Ref Z/2012/0418/O

Applicant Mr S Magee 146 Finaghy Road **Agent** John McElroy RIBA 72 Osborne
North
Belfast
BT10 0JE Drive
Belfast
BT9 6LJ

Location 144 and 146 Finaghy Road North
Belfast
BT10 0JE

Proposal Site for 24 bed residential care home with associated carparking and landscaping

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Application Ref Z/2012/0827/F

Applicant James Hunsdale 162 Barnetts Road
Belfast
BT5 7BG

Agent

Location 162 Barnetts Road
Belfast
BT5 7BG

Proposal Erection of carport to side of house

- 1 The proposal is contrary to Planning Policy EXT 1 of the Addendum to PPS 7 'Residential Extensions and Alterations' in that it would harm the established character of the surrounding area and streetscape due to inappropriate massing and design and as it results in development forward of the building line.

13

Application Ref Z/2012/0896/A

Applicant Jurys Inn 245 Broad Street
Birmingham
B1 2QH

Agent 1759 Signs Ltd Unit 5
Shibdon Business Park
Blayhon On Tyne
NE21 5TX

Location Jurys Inn
Great Victoria St
Belfast
BT2 7AP

Proposal Erection of two high level signs, two ground floor buildings signs and upgrade of existing signage on corner elevation.

- 1 The proposal is contrary to Policy BH13 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies within the Belfast City Centre Conservation Area and the signage would, if permitted, adversely affect its appearance and character by reason of their inappropriate location, size, illumination and scale. The signage would set an undesirable precedent for similar signage which would be to the further detriment to the character of the conservation area.
- 2 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 "Control of Outdoor Advertisements" in that the proposed advertisements if permitted, would harm the visual amenity and the character and appearance of the area by reason of their size, location, illumination and scale. The proposal would also set an undesirable precedent for further similar signage, resulting in further harm to the character of the area.

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Application Ref Z/2012/0917/F

Applicant Arshad Rasool c/o agent

Agent Patrick McVarnock 16 Finaghy
Road north
Belfast
BT10 0JA

Location 1-3 Woodbourne Crescent
Suffolk Road
Belfast
BT11 9PH

Proposal Construction of six apartments in three storey development, to include amenity spaces.
(Additional Plans)

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Application Ref Z/2012/1108/F

Applicant L Davison c/o

Agent

Peter J Morgan 17 Glengoland
Crescent
Belfast
BT17 0JG

Location No 2 Oceanic Avenue
Belfast
BT15 2HS

Proposal Change of use and sub division from vacant office unit to a taxi booking office

- 1 The proposed development would, if permitted, harm the living conditions of adjacent residents by reason of noise, nuisance and general disturbance.

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Application Ref Z/2012/1122/F

Applicant Briega McAllister 119 Old Coach
Road
Portstewart
BT55 7HW

Agent

Location 27 The Boulevard
Wellington Square
Belfast
BT7 3LN

Proposal Change of use from dwelling to house in multiple occupancy