

**Belfast Council**

**Applications for Planning Permission**

**and**

**Applications deferred from previous meetings**

**07/02/2013**

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

**Council Belfast**

**Date 07/02/2013**

**ITEM NO** 1  
**APPLIC NO** Z/2008/0112/F Full **DATE VALID** 09/01/2008  
**DOE OPINION** **APPROVAL**  
**APPLICANT** Design 2 Architects **AGENT** LIKE Architects 34  
 Bedford Street  
 Belfast  
 BT2 7FF  
 028 90 428 878

**LOCATION** 448 Shore Road, Low-Wood, Belfast BT15 4HD

**PROPOSAL** Construction of mixed use development comprising of ground floor retail unit and 9no apartments.

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	0	0	0		0	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b>	<b>Signatures</b>
			0	0	0	0

**ITEM NO** 2  
**APPLIC NO** Z/2008/0728/F Full **DATE VALID** 21/03/2008  
**DOE OPINION** **APPROVAL**  
**APPLICANT** Sarcon 3 C/o RPP Architects  
 LTD  
 Clarence Gallery  
 Linenhall Street  
 Belfast  
 BT2 8BG **AGENT** RPP Architects  
 Ltd 155-157  
 Donegall Pass  
 Belfast  
 BT7 1DT  
 028 9024 5777

**LOCATION** Knocknagoney Dale, BT4

**PROPOSAL** Construction of 165 apartments, with covered parking and hard and soft landscaped amenity provision

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	3	0	0		0	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b>	<b>Signatures</b>
			0	0	0	0

**DEPARTMENT OF ENVIRONMENT**  
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<b>ITEM NO</b>	<b>3</b>			
<b>APPLIC NO</b>	Z/2010/1297/F	Full	<b>DATE VALID</b>	20/09/2010
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Hagan Homes LTD c/o Agent		<b>AGENT</b>	Footprint Architectural Design 181 Templepatrick Road Ballyclare BT390RA 02893342234
<b>LOCATION</b>	Lands to rear (east) of 50-80 Annadale Crescent access from Annadale Green BT7 3LT Belfast			
<b>PROPOSAL</b>	Residential development comprising 8 no apartments with associated site works. (revised proposal)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	38	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>4</b>			
<b>APPLIC NO</b>	Z/2011/0712/F	Full	<b>DATE VALID</b>	03/06/2011
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	NMC Lands Acquisition LTD		<b>AGENT</b>	TSA Planning 29 Linenhall Street Belfast BT2 8AB 028 9043 4333
<b>LOCATION</b>	Lands to the rear of 34-66 Onslow Parade			
<b>PROPOSAL</b>	Erection of 14 no. social housing units with access from Mount Merrion Avenue, landscaping and all associated works. (Amended Scheme)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	20	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

**DEPARTMENT OF ENVIRONMENT**  
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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>5</b>			
<b>APPLIC NO</b>	Z/2012/0235/F	Full	<b>DATE VALID</b>	29/02/2012
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Robert Thompson 52 Edentrillick Hill Hillsborough BT26 6PQ		<b>AGENT</b>	Consarc Design Group The Gas Office 4 Cromac Quay Belfast BT7 2JD 028 9082 8400
<b>LOCATION</b>	Site adjacent to 117 and 119 Stockman's Lane Belfast BT9 7JE			
<b>PROPOSAL</b>	Car sales business with workshop for associated car valet and repair including forecourt parking (additional information).			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	10	0	0	0
			<b>Addresses Signatures</b>	<b>Addresses Signatures</b>
			0 0	0 0

- 1 The proposed development would, if permitted, harm the character and appearance of the immediate area and the living conditions of the residents of dwellings located at 117 and 119 Stockmans Lane by reason of overshadowing, overlooking, noise, nuisance and general disturbance.
- 2 The Department has insufficient information to fully assess the risk of flooding to the site and the impact of the proposed development on flooding elsewhere.

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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>6</b>			
<b>APPLIC NO</b>	Z/2012/0288/F	Full	<b>DATE VALID</b>	14/03/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Huxley Group 54 Belmont Road Belfast BT4 2AN		<b>AGENT</b>	Dimensions Chartered Architects 1 Montgomery House 478 Castlereagh Road Belfast BT5 6BQ 0289075965
<b>LOCATION</b>	40 - 50 Park Avenue Belfast BT4 1JJ			
<b>PROPOSAL</b>	Residential development of 19no units (13no dwellings and 6no apartments) plus associated site works.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	
	1	0	0	
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>7</b>			
<b>APPLIC NO</b>	Z/2012/0375/F	Full	<b>DATE VALID</b>	03/04/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Santon Group Developments Limited c/o agent		<b>AGENT</b>	ONE2ONE 1 Larkfield Avenue Upper Lisburn Road Belfast BT10 0LY Belfast BT1 5JG  02890 268420
<b>LOCATION</b>	160-220 Castlereagh Road BT5 5FT			
<b>PROPOSAL</b>	Modifications to superstore consented under Z/2008/0692/F comprising of alterations to service yard layout, addition of customer toilet area, alterations to elevations and reconfiguration of internal access road and car park layout including landscaping and associated development works to facilitate works along the Loop River.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>8</b>			
<b>APPLIC NO</b>	Z/2012/0426/F	Full	<b>DATE VALID</b>	12/04/2012
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	The McGinnis Group		<b>AGENT</b>	Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX
<b>LOCATION</b>	Wellington Square Annadale Embankment Belfast BT7 3LN			
<b>PROPOSAL</b>	Amendment of condition 3 of Z/2006/1623/F by removing reference to drawing No. AL (02)001 Rev.A (revised parking layout at the Boulevard)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	12	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The application is contrary to PPS3 (Access, Movement and Parking) AMP7 (car Parking and Servicing Arrangements) in that the removal of the condition will leave a shortfall in parking provision, as detailed in the Departments published guidance, that will prejudice road safety, and significantly inconvenience the flow of traffic in Wellington Square.

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<b>ITEM NO</b>	<b>9</b>			
<b>APPLIC NO</b>	Z/2012/0906/F	Full	<b>DATE VALID</b>	31/07/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Andor Technology c/o agent		<b>AGENT</b>	Paul Monaghan Chartered Architects 53 Malone Road Belfast BT9 6RY 90380880
<b>LOCATION</b>	Lands approximately 70m north of Andor Technology (7 Springvale Business Park Millenium Way Belfast BT12 7AL)			
<b>PROPOSAL</b>	Provision of 150no space car park (inc 6no disabled spaces) with 2.4m high mesh security fencing at boundary and raised ground levels throughout the site.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

<b>ITEM NO</b>	<b>10</b>			
<b>APPLIC NO</b>	Z/2012/0967/F	Full	<b>DATE VALID</b>	17/08/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Fold Housing Association Fold House 3 Redburn Square Holywood BT18 9HZ		<b>AGENT</b>	McAdam Design 1c Montgomery House 478 Castlereagh Road Belfast BT5 6QB 028 9040 2000
<b>LOCATION</b>	Land adjacent to Finnis drive Taughmonagh			
<b>PROPOSAL</b>	Erection of 15no new general needs houses (10no 3bedroom/5 person houses and 5no 3person/2bedroom houses - all 2 storey)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	1	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0



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<b>ITEM NO</b>	<b>11</b>			
<b>APPLIC NO</b>	Z/2012/0971/F	Full	<b>DATE VALID</b>	20/08/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Ulidia Housing Association C/O Agent		<b>AGENT</b>	TSA Planning 29 Linenhall Street Belfast BT2 8AB 02890 434333
<b>LOCATION</b>	53-57 Botanic Avenue Belfast BT7 1JL			
<b>PROPOSAL</b>	Demolition of existing buildings and erection of 12No social apartments (9No 3p/2 bed and 3No 2p/1 bed units)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>12</b>			
<b>APPLIC NO</b>	Z/2012/0981/F	Full	<b>DATE VALID</b>	22/08/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Fold Housing Association Fold House 3 Redburn House Holywood BT18 9HZ		<b>AGENT</b>	McAdam Design 1c Montgomery House 478 Castlereagh Road Belfast BT5 6QB 028 90 402000
<b>LOCATION</b>	Site of old PSNI Police Station Torrens Avenue Belfast.			
<b>PROPOSAL</b>	Erection of 15no new general needs houses (10no. 5person/3bed, 1no 5person/3bed wheelchair house and 4 no. 3person/2bed) (Amended Scheme)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	1	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>13</b>			
<b>APPLIC NO</b>	Z/2012/1016/F	Full	<b>DATE VALID</b>	05/09/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	John Comerford Main Street Mountrath Co Laois		<b>AGENT</b>	
				NA
<b>LOCATION</b>	32 Brookvale Avenue Towns Park Belfast BT14 6BW			
<b>PROPOSAL</b>	Change of use to house in multiple occupation (Retrospective) (Amended Description).			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	12	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>14</b>			
<b>APPLIC NO</b>	Z/2012/1142/F	Full	<b>DATE VALID</b>	04/10/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mr Stephen Donnelly		<b>AGENT</b>	Robert Gilmour Architects 86 Stranmillis Road Belfast BT9 5AD 077 9559 5434
<b>LOCATION</b>	391 Ormeau Road Belfast BT7 3GP			
<b>PROPOSAL</b>	Change of use from Class A1 to restaurant with hot food take away			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

**DEPARTMENT OF ENVIRONMENT**  
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<b>ITEM NO</b>	<b>15</b>			
<b>APPLIC NO</b>	Z/2012/1155/F	Full	<b>DATE VALID</b>	11/10/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Donnelly Dickson Ltd c/o agent		<b>AGENT</b>	Ivory Architects 66 Rawbrae Road Whitehead BT38 9SZ 02893353725
<b>LOCATION</b>	17 Union Street Belfast			
<b>PROPOSAL</b>	Extension of 2nd floor apartment into roofspace (retrospective application)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>16</b>			
<b>APPLIC NO</b>	Z/2012/1215/F	Full	<b>DATE VALID</b>	29/10/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	William Ward c/o agent		<b>AGENT</b>	Ivory Architects 66 Rawbrae Road Whitehead BT38 9SZ 02893353725
<b>LOCATION</b>	2A Beechfield Street Belfast			
<b>PROPOSAL</b>	Change of use from ground floor beauty salon to ground floor off licence			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

**DEPARTMENT OF ENVIRONMENT**  
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<b>ITEM NO</b>	<b>17</b>			
<b>APPLIC NO</b>	Z/2012/1248/F	Full	<b>DATE VALID</b>	06/11/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	G Magee 12 Waterloo Park North Belfast BT15 5HW		<b>AGENT</b>	
				NA
<b>LOCATION</b>	12 Waterloo Park North Belfast BT15 5HW			
<b>PROPOSAL</b>	Conversion from bungalow to 2 storey dwelling to include extension to rear. Demolition of existing garage and construction of replacement garage. Widening of vehicular access.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

**DEPARTMENT OF ENVIRONMENT**  
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<b>ITEM NO</b>	<b>18</b>			
<b>APPLIC NO</b>	Z/2012/1255/F	Full	<b>DATE VALID</b>	07/11/2012
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Gerry McNamee 21 Saintfield Road Castlereagh BT8 6AF		<b>AGENT</b>	Kennedy Design Chartered Surveyors 65 Rocks Chapel Road Crossgar BT30 9HN 028 4483 0759
<b>LOCATION</b>	48 Ethel Street Belfast BT9 7FW			
<b>PROPOSAL</b>	Change of use from dwelling to HMO			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 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 Meadowbank HMO policy area (Designation HMO 2/15).

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<b>ITEM NO</b>	<b>19</b>			
<b>APPLIC NO</b>	Z/2012/1291/F	Full	<b>DATE VALID</b>	12/11/2012
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Taughmonagh Community Forum Ltd 1C Finwood Park Taughmonagh Belfast BT9 6QR		<b>AGENT</b>	R E Quinn Architects Limited 14 Princess Street Dromore BT25 1AY 9269 8424
<b>LOCATION</b>	Adjacent to and west of 27a Finwood Park and south of the social club at Taughmonagh Belfast BT9 6QR			
<b>PROPOSAL</b>	Erection of 2 storey extension to side of existing day nursery. Extending existing day nursery and new 2 storey Health & Fitness Centre, associated parking and formation of new access to public road.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>20</b>			
<b>APPLIC NO</b>	Z/2012/1318/F	Full	<b>DATE VALID</b>	26/11/2012
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr Donald Murray 41 Sydenham Avenue Belfast BT4 2DJ		<b>AGENT</b>	John Palmer- Chartered Architects The Mount Business & Conference CTR 2 Woodstock Link Belfast BT6 8DD 9073 0164
<b>LOCATION</b>	41 Sydenham Avenue Belfast BT4 2DJ			
<b>PROPOSAL</b>	Erection of two storey porch/bedroom front extension, and single storey front extension			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7 "Residential Extensions and Alterations" in that it would, if permitted, significantly detract from the character and appearance of the area due to development forward of the building line and would set an undesirable precedent for similar extensions to the further detriment of the area's character.

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<b>ITEM NO</b>	<b>21</b>			
<b>APPLIC NO</b>	Z/2012/1322/A	Advertiseme	<b>DATE VALID</b>	27/11/2012
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Cregagh Congregational Church 2 Graham Gardens Belfast BT6 9FB	<b>AGENT</b>	Richmond Reproductions Ltd Balloo Avenue Balloo Ind Est Bangor BT19 7QT 028 9127 0930	
<b>LOCATION</b>	Cregagh Congregational Church 2 Graham Gardens Belfast BT6 9FB			
<b>PROPOSAL</b>	Mesh wire framed banner with printed digital image			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to Policy AD 1 of PPS 17 "Control of Outdoor Advertisements" in that it would if permitted, be detrimental to the visual amenity of the immediate area, by reason of its design, location, size and obtrusive nature, which would lead to an undesirable precedent for other similar signs within the locality.