

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).

3

Application Ref Z/2011/0712/F

Applicant NMC Lands Acquisition LTD **Agent** TSA Planning 29 Linenhall Street
Belfast
BT2 8AB

Location Lands to the rear of 34-66 Onslow Parade

Proposal Erection of 14 no. social housing units with access from Mount Merrion Avenue, landscaping and all associated works. (Amended Scheme)

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4

Application Ref Z/2011/1362/F

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

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/2012/0235/F

Applicant Robert Thompson 52 Edentrillick **Agent**
Hill Consarc Design Group The Gas
Hillsborough Office
BT26 6PQ 4 Cromac Quay
Belfast
BT7 2JD

Location Site adjacent to 117 and 119 Stockman's Lane
Belfast
BT9 7JE

Proposal Car sales business with workshop for associated car valet and repair including forecourt parking (additional information).

- 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.

6

Application Ref Z/2012/0409/F

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

Council Deferred items still under consideration Area :- Belfast

9

Application Ref Z/2012/0817/F

Applicant Mr D Rooney 20 Sommerton Close **Agent** R Stokes 17 Moreland Avenue
Belfast Newtownabbey
BT36 7RQ

Location First floor above 163-165 Oldpark Road
Town Parks
Belfast
BT14 6QP

Proposal Change of use to 1 no apartment

- 1 The proposal is contrary to Planning Policy Statement 1: 'General Principles' in that if approved it would not provide a suitable living environment as potential residents would be adversely affected by noise, vibrations and odours from the two hot food bars at ground floor level and the adjacent adjoining public house.
- 2 The proposal is contrary to Policy QD 1, Quality in New Residential Development, of Planning Policy Statement 7 (PPS 7) 'Quality Residential Environments' in that the applicant has failed to demonstrate that the proposal will not create conflict with adjacent land uses and no provision has been made for private open space in accordance with the guidance contained in the Department's Creating Places document.

10

Application Ref Z/2012/0827/F

Applicant James Hunsdale 162 Barnetts **Agent**
Road
Belfast
BT5 7BG

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.

11

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)

Council Deferred items still under consideration Area :- Belfast

- 12**
- Application Ref** Z/2012/1016/F
- Applicant** John Comerford Main Street **Agent**
Mountrath
Co Laois
- Location** 32 Brookvale Avenue
Towns Park
Belfast
BT14 6BW
- Proposal** Change of use to house in multiple occupation (Retrospective) (Amended Description).
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- 13**
- Application Ref** Z/2012/1122/F
- Applicant** Briege McAllister 119 Old Coach **Agent**
Road
Portstewart
BT55 7HW
- Location** 27 The Boulevard
Wellington Square
Belfast
BT7 3LN
- Proposal** Change of use from dwelling to house in multiple occupancy
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- 14**
- Application Ref** Z/2012/1318/F
- Applicant** Mr Donald Murray 41 Sydenham **Agent**
Avenue
Belfast
BT4 2DJ
- Agent** John Palmer- Chartered Architects
The Mount Business & Conference
CTR
2 Woodstock Link
Belfast
BT6 8DD
- Location** 41 Sydenham Avenue
Belfast
BT4 2DJ
- Proposal** Erection of two storey porch/bedroom front extension, and single storey front extension

- 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.

Council Deferred items still under consideration Area :- Belfast

15

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| Application Ref | Z/2012/1322/A | | |
| Applicant | Cregagh Congregational Church 2 Graham Gardens Belfast BT6 9FB | Agent | Richmond Reproductions Ltd Balloo Avenue Balloo Ind Est Bangor BT19 7QT |
| Location | Cregagh Congregational Church 2 Graham Gardens Belfast BT6 9FB | | |
| Proposal | Mesh wire framed banner with printed digital image | | |

- 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.