

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/2011/0712/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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3

Application Ref Z/2011/1341/F

Applicant Michael Shaw 21 Wellington Park **Agent**
Belfast
BT9 6DL

Location 21 Wellington Park
Belfast
County Antrim
BT9 6DL

Proposal New brick pillars and sliding gate to new entrance

- 1 The proposal is contrary to Policy BH12 of PPS 6 "Planning, Archaeology and the Built Heritage", "A design guide for the Malone Conservation Area" and Policy EXT 1 of the Addendum to PPS 7 "Residential Extensions and Alterations" in that it would, if permitted, harm the character and appearance of the Malone Conservation Area through its inappropriate design and materials and result in the loss of soft landscaping.

4

Application Ref Z/2011/1362/F

Applicant West Belfast Sports and Social Club **Agent**
c/o John Hughes
370 Falls Road
Belfast
BT12 6DG

David Smyth 131 Alderley Place
Mallusk
Newtownabbey
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
Hillsborough
BT26 6PQ

Consarc Design Group The Gas
Office
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.

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Application Ref Z/2012/0409/F

Applicant Limelight Belfast Ltd 1 Bankmore Square
Belfast
BT2 1DH

Agent O'Donnell O'Neill Design Associates
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).

7

Application Ref Z/2012/0426/F

Applicant The McGinnis Group

Agent Michael Burroughs Associates 33
Shore Road
Holywood
BT18 9HX

Location Wellington Square
Annadale Embankment
Belfast
BT7 3LN

Proposal 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)

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.

8

Application Ref Z/2012/0514/F

Applicant Patrick Boal 12 Kilcross Road
Nutts Corner
Crumlin
BT29 4TA

Agent James Anderson 202 Belfast Road
Ballynahinch
BT24 8UR

Location Ikea
Holywood Exchange
306 Airport Road West
Co Antrim
BT3 9EJ

Proposal Change of use from retail car park to commercial

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- 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/2012/1061/F
- Applicant** J Bates 1080 Crumlin Road **Agent** A L D A Architects 537 Antrim Road
Belfast BT14 Belfast BT15 3BU
- Location** Site located to the south and west of 1085 Crumlin Road
Belfast
BT14
- Proposal** Change of use to allotments including entrance road, paths and toilets
- 1 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
 - 2 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 3, in that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.
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- 14**
- Application Ref** Z/2012/1318/F
- Applicant** Mr Donald Murray 41 Sydenham **Agent** John Palmer- Chartered Architects
Avenue Belfast The Mount Business & Conference
BT4 2DJ 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.