

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/2010/1089/F

Applicant Mr Wai Yau Chan 20 Old Forge Agent Caroline McMordie 3 Cranmore

Magheralin Park
Craigavon Belfast
BT67 BT9 6JF

Location 14 College Heights

Welington Square

Belfast BT7 3LG

Proposal Retention of change of use from dwelling to HMO



3

Application Ref Z/2010/1648/F

Applicant Mr Cilve Jones 18 Holland Park Agent Ian Gibson Architect 80 Comber

Belfast Road
BT5 6HB Killinchy
BT23 6PF

Location Approved site for dwelling and garage adjacent to 66 Kings Road

Belfast

Proposal Change of house type and garage to previously to Z/2007/1256/F. (Additional Information and

Amended Plans received)

4

Application Ref Z/2010/1713/F

Applicant Ken and Geraldine Brown Agent Turley Associates 29-31

Montgomery Street

Belfast BT1 4NX

Location Lands between 1-8 and 9 Notting Hill Gate (formerly 33 Notting Hill)

Belfast BT9 5NS

Proposal Erection of dwelling house, detached garage and associated ancillary works.

1 The proposal is contrary to the Department's Planning Policy Statement 2: Planning and Nature Conservation, in that development would, if permitted, have a significant impact on badgers, which are protected under the Wildlife (Northern Ireland) Order 1985 (as amended).

2 The proposal is contrary to policy QD1 of the Department's Planning Policy Statement 7: "Quality Residential Environments" and policy OS1 of Departments Planning Policy Statement 8 "Open Space, Sport and Outdoor Recreation" in that the development would, if permitted, result in the loss of existing open space and therefore adversely affect the environmental quality and character of the area.

5

Application Ref Z/2011/0476/F

ApplicantMooney Hotel Groupc/o G MAgentG M Design Associates 22 Lodge

Design Associates Road Coler

Coleraine BT52 1NB

Location Wellington Park Hotel

21 Malone Road 6 & 14 Wellington Park

Belfast BT9 6RU

Proposal Partial demolition, refurbishment and extensions to existing hotel; providing additional 92

bedrooms, apart-hotel accommodation (38 apartments) additional function room, syndicate rooms, cafe and restaurant space, office extension to 14 Wellington Park, 2 levels of basement car parking, alterations to existing surface car parking and circulation and landscaping.

car parking, alterations to existing surface car parking and circulation

(Amended drawings and additional information)



6

Application Ref Z/2011/1362/F

Applicant West Belfast Sports and Social Club

> c/o John Hughes 370 Falls Road

Belfast **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

Agent

kitchen, renovation of existing lounge. (Amended Plans)

7

Application Ref Z/2012/0235/F

Applicant Robert Thompson 52 Edentrillick Consarc Design Group The Gas Agent

Office

Hill 4 Cromac Quay Hillsborough BT26 6PQ Belfast

BT7 2JD

Mallusk

BT36 7SJ

Newtownabbev

David Smyth 131 Alderley Place

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).

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.

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.

8

Z/2012/0409/F **Application Ref**

Applicant Limelight Belfast Ltd 1 Bankmore O'Donnell O'Neill Design Associates Agent

Square 5 Stranmillis Road

Belfast Belfast BT2 1DH BT9 5AF

Location 17-21 Ormeau Avenue

> Town Parks **Belfast** BT2 8HD

Provision of outside area of licensed premises at first floor level with facilities for smokers **Proposal**

(Amended Plans).



9

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 Arrangments) 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.

10

Application Ref Z/2012/0514/F

Applicant Patrick Boal 12 Kilcross Road Agent

Nutts Corner Crumlin BT29 4TA

s Corner James Anderson 202 Belfast Road mlin Ballynahinch

nlin Ballynahinch 9 4TA BT24 8UR

Location Ikea

Holywood Exchange 306 Airport Road West

Co Antrim BT3 9EJ

Proposal Change of use from retail car park to commercial

11

Application Ref Z/2012/0669/O

ApplicantKennedyc/o agentAgentSutherland Architects Ltd 10

Cleaver Park Malone Road Belfast BT9 5HX

Location Land adjacent to 36 Strandburn Park

Belfast

Proposal Erection of new dwelling

- 1 The proposal is contrary to Policy QD1 of the Planning Policy Statement 7 "Quality Residential Environments" in that it would if permitted, result in development forward of the building line along Stranburn Drive causing unacceptable damage to local character and if permitted, would set a precedent for further unacceptable development on similar corner sites thereby causing further cumulative change to the character of the area.
- 2 The proposal is contrary to Policy QD1 of the Planning Policy Statement 7 "Quality Residential Environments" in that it would if permitted, result in overdevelopment of the site, which is too restricted to permit the erection of a dwelling of reasonable design and dimensions.



12

Application Ref Z/2012/0770/F

Applicant John Green c/o agent Agent Ivory Architects 66 Rawbrae Road

Whitehead BT38 9S7

Location 4a Newforge Lane

Belfast BT9

Proposal Demolition of existing dwelling and proposed 4no detached dwellings

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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.

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.

14

Application Ref Z/2012/0995/F

ApplicantLife NI48 University StreetAgentCarson McDowell 4/5 Murray House

Belfast Murray Street BT7 1HB Belfast

Location 48 University Street

Belfast BT7 1HB

Proposal Change of use of ground floor into charity shop (class A1)

1 The proposal is contrary to Planning Policy Statement 5: Retailing and Town Centres, in that the site lies outside a local centre and the need demonstrated has not been sufficient to justify the proposed development that cannot be met by existing local centres or within vacant premises located in existing centres and would, if permited, set a precedent for further unacceptable development.



15

Application Ref Z/2012/1061/F

Applicant J Bates 1080 Crumlin Road Agent A L D A Architects 537 Antrim Road

Belfast Belfast BT14 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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Application Ref Z/2012/1318/F

Applicant Mr Donald Murray 41 Sydenham Agent John Palmer- Chartered Architects

Avenue The Mount Business & Conference

Belfast CTR

BT4 2DJ 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.

17

Application Ref Z/2012/1358/LBC

ApplicantLife NI48 University StreetAgentCarson McDowell Murray House

Belfast Murray Street
BT7 1HB Belfast
BT1 6DN

Location 48 University Street

Belfast BT7 1HB

Proposal Change of use of ground floor into charity shop (Class A1)

- 1 The proposal is contrary to Planning Policy BH 8 of the Department's Planning Policy Statement 6: Planning Archaeology and the Buildt Heritage in that the building is listed under Article 42 of the Planning (NI) Order 1991 and the alterations would, if permitted, detract from its character and features of interest and a result in loss of its architectural integrity.
- 2 The proposal is contrary to Planning Policy Statement 5: Retailing and Town Centres, in that the site lies outside a local centre and the need demonstrated has not been sufficient to justify the proposed development that cannot be met by existing local centres or within vacant premises located in existing centres and would, if permited, set a precedent for further unacceptable development.



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Application Ref Z/2012/1396/F

Applicant j Walkington c/o Agent Agent Povall Worthington 5 Pilots View

Heron Road Belfast BT3 9LE

Location 220 Belmont Road

Belfast BT4 2AW

Proposal Change of house type previously approved under Z/2012/0080/F from 1 No detached dwelling

to 2 No semi-detached dwellings with parking spaces and gardens using approved access and

private lane

1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and Planning Policy Statement 2: Planning and Nature Conservation in that in that it would if permitted result in overdevelopment of the site and will result in the loss of mature trees which are protected by Tree Preservation Order.