

Date: 26<sup>th</sup> March 2013  
 Your Ref:  
 Our Ref: Z/2012/1108/F  
 (Please quote at all times)



Mr Peter McNaney  
 Chief Executive  
 Belfast City Council  
 City Hall  
 Belfast

Belfast Area Planning Office  
 Bedford House  
 16 – 22 Bedford Street  
 Belfast  
 BT2 7FD

Dear Mr McNaney

**Planning Application Z/2012/1108/F – Proposed Change of Use and Sub Division from Vacant Office Unit to a Taxi Booking Office – No2 Oceanic Avenue, Belfast.**

The above planning application was included on the schedule of applications to the Town Planning Committee on 13<sup>th</sup> December 2012 with an opinion to refuse planning permission. The Department consulted the Committee again on 21<sup>st</sup> February 2013 with a changed opinion to approve and Councillor Kingston and Councillor Spence voted against this opinion. At the Full Council meeting on 4<sup>th</sup> March 2013 the Committee agreed to reject the DOE's opinion to approve.

This proposal is for a taxi booking office. Essentially, this is an activity relying on 95% telephone bookings with limited radio control. The gross floorspace of the proposal comprises approximately 32 square metres.

The principal planning issues raised by this proposal include potential disturbance to neighbours due to increased vehicle movements and general activity and traffic hazards caused by on-street parking. Significantly, Environmental Health at Belfast City Council and Roads Service raised no objection to the proposal.

The proposal is also a relocation of an existing local business in the area which was given weight in the decision making process.

A common argument in support of a taxi booking office is that most parking and vehicular activity is generated in the evening when streets are usually less congested, and that the small number of visiting vehicles at any one time have little significant effect on traffic conditions.

DEMOCRATIC SERVICES			
SP & R	P & L	HOUSING	AUDIT
H & ES	TP	GR	COUNCIL
09 APR 2013			
LIC	DEVEL	TRAN	
REFERENCE	42823		
REFERRED TO			

Chief Executive's Office		
Date:	8/4/13	
Seen by CX:	NO	
Referred to		
ACX	Corp Comms	Dem Serv
GR	SPP	Bus Sup
Dev	F&R	H&ES
P&L	P&P	Other
Ref	75021	

In terms of potential for anti-social behaviour this essentially a management issued for the taxi booking office in liaison with the PSNI.

Taking all of these factors into consideration the Department remains of the opinion that the proposed development is acceptable.

I would advise you that a decision to approve the application will be issued within the next few days.

Yours sincerely

A handwritten signature in black ink that reads "Clifford McIlwaine". The signature is written in a cursive style with a large initial 'C'.

**Clifford McIlwaine**  
**Area Planning Manager**