

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

**Council Belfast**

**Date 18/04/2013**

<b>ITEM NO</b>	<b>D1</b>			
<b>APPLIC NO</b>	Z/2012/0817/F	Full	<b>DATE VALID</b>	09/07/2012
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr D Rooney 20 Sommerton Close Belfast		<b>AGENT</b>	R Stokes 17 Moreland Avenue Newtownabbey BT36 7RQ 028 9083 6259
<b>LOCATION</b>	First floor above 163-165 Oldpark Road Town Parks Belfast BT14 6QP			
<b>PROPOSAL</b>	Change of use to 1 no apartment			
<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 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.