

## 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/2010/1648/F

**Applicant** Mr Cilve Jones 18 Holland Park **Agent**  
Belfast Ian Gibson Architect 80 Comber  
BT5 6HB Road  
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)

## Council Deferred items still under consideration Area :- Belfast

3

**Application Ref** Z/2010/1713/F

**Applicant** Ken and Geraldine Brown      **Agent** Turley Associates Hamilton House  
Joy Street  
Belfast  
BT2 8LE

**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.

4

**Application Ref** Z/2011/0476/F

**Applicant** Mooney Hotel Group c/o G M Design Associates      **Agent** G M Design Associates 22 Lodge Road  
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.  
(Amended drawings and additional information)

5

**Application Ref** Z/2011/0726/O

**Applicant** First Trust      **Agent** Turley Associates Hamilton House  
Joy Street  
Belfast  
BT2 8LE

**Location** Lands northwest of 1-8 Springfield Heights and north of Moyard Crescent  
Belfast  
BT13

**Proposal** Proposed site for residential development, new access and ancillary site works.

## Council Deferred items still under consideration Area :- Belfast

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**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)

7

**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.

8

**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.

## Council Deferred items still under consideration Area :- Belfast

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**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

10

**Application Ref** Z/2012/0669/O

**Applicant** Kennedy c/o agent

**Agent** Sutherland 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.

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**Application Ref** Z/2012/0770/F

**Applicant** John Green c/o agent

**Agent** Ivory Architects 66 Rawbrae Road  
Whitehead  
BT38 9SZ

**Location** 4a Newforge Lane  
Belfast  
BT9

**Proposal** Demolition of existing dwelling and proposed 4no detached dwellings

## Council Deferred items still under consideration Area :- Belfast

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**Application Ref** Z/2012/0995/F

**Applicant** Life NI 48 University Street  
Belfast  
BT7 1HB

**Agent** Carson McDowell 4/5 Murray House  
Murray Street  
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 permitted, set a precedent for further unacceptable development.

13

**Application Ref** Z/2012/1061/F

**Applicant** J Bates 1080 Crumlin Road  
Belfast  
BT14

**Agent** A L D A Architects 537 Antrim Road  
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.

14

**Application Ref** Z/2012/1184/F

**Applicant** NISLEC Partnership 2 Alexander  
Road  
Belfast  
BT6 9HH

**Agent** Amey Built Environment 3rd Floor  
Lesley Bld  
61 Fountain Street  
Belfast  
BT 5EX

**Location** Block A  
22 Heron Road  
Sydenham Business Park  
Belfast  
BT3 9LE

**Proposal** Conversion of light industrial unit to safety awareness centre with associated office and conference centre

- 1 The proposed development is contrary to PPS 1 'General Principles' and DCAN 12 (2nd Edition) 'Planning Controls for Hazardous Substances' due to its proximity to a Major Hazard Installation (COMAH); and if permitted the development would result in an unacceptable increased risk to public safety in terms of the prospective users of the development.

## Council Deferred items still under consideration Area :- Belfast

- 15**
- Application Ref** Z/2012/1224/F
- Applicant** Stanley Boyd c/o agent **Agent** Affordable Plans Online 22 Dhu  
Varren Crescent  
Belfast  
BT13 3FL
- Location** 48-54 Upper Charleville Street  
Belfast  
BT13 1NP
- Proposal** Change of use from Public House to retail shop and off licence with off street parking
- 16**
- Application Ref** Z/2012/1318/F
- Applicant** Mr Donald Murray 41 Sydenham 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.
- 17**
- Application Ref** Z/2012/1358/LBC
- Applicant** Life NI 48 University Street  
Belfast  
BT7 1HB **Agent** Carson McDowell Murray House  
Murray Street  
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 Built 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 permitted, set a precedent for further unacceptable development.

## Council Deferred items still under consideration Area :- Belfast

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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** Amendments to previously approved application 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.

19

**Application Ref** Z/2013/0034/F

**Applicant** Mr P Creagh **Agent** Arta Architects The Mews Studio  
44 Upper Dunmurry Lane  
Belfast  
BT17 0AB

**Location** 74a Lansdowne Road  
Belfast  
BT15 4AA

**Proposal** Proposed new detached dwelling with incurtilage parking and associated landscaping.

- 1 The proposal is contrary to PPS1: General Principles and PPS7: Quality Residential Environments Policy QD1 (a) and (h) in that it would not create a quality environment in this established residential area. The proposal, if approved would represent overdevelopment of the site that fails to respect the surrounding context in terms of layout and offers a poor quality of environment for future residents and residents of No 74 Lansdowne Road.

20

**Application Ref** Z/2013/0122/F

**Applicant** Edward Laverty 6 Shrewsbury Gardens  
Belfast  
BT9 6PJ **Agent** Mullan Architects 32 Creeslough  
Park  
Belfast  
BT11 9HH

**Location** 6 Shrewsbury Gardens  
Belfast  
BT9 6PJ

**Proposal** Erection of 2 storey extension to rear of dwelling with additional storey above garage to side elevation

- 1 The proposal is contrary to policy BH12 of PPS 6 - Planning, Archaeology and the Built Heritage and would, if permitted, harm the character and appearance of the Malone Conservation Area through its inappropriate scale, form and design and would set a precedent for further such inappropriate development in the locality.