

Your Ref:

Our Ref: Z/2012/1108/F
(Please quote at all times)



Mr P McNaney
Chief Executive
Belfast City Council
City Hall
BELFAST

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

Please contact: Una McDonald
Direct line: 028 90 252874
Date: 11th May 2013

Dear Mr McNaney


PLANNING APPLICATION Z/2012/1108/F – ERECTION OF TWO STOREY GARAGE WITH NEW ACCESS FROM PRIORY GARDENS.

The above planning application was included on the schedule of applications to the Town Planning Committee on 20th September 2012 with an opinion to approve planning permission. The application was deferred for an office meeting on 24th September 2012 and was returned to the Committee again on 21st February with the opinion unchanged. The application was voted against again and it was presented to the Full Council meeting on 3rd April. The committee agreed to reject the DOE's opinion to approve.

The proposal is for a two storey garage. The principal planning issues raised by this proposal include proximity to a culvert and the subdivision of the curtilage of the site. With regard to proximity to a culvert, I can confirm that NIW were consulted on the scheme and had no objections. With regard the subdivision of the site, the site is no longer subdivided as the fence/hedge which was erected has since been removed. The application is for private domestic use only and the approval notice can be conditioned as such. Taking all 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


C E McILWAINE
Area Planning Manager

Chief Executive's Office		
Date	17/5/13	
Seen by CX		
Referred to		
ACX	Corp Comms	Dem Serv.
GR	SPP	Bus Supp.
Dev	F&R	H&ES
P&L	P&P	Other
Ref	75048	