

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/2009/1309/O

Applicant Odyssey Millennium Limited C/o **Agent**
Turley Associates Turley Associates Hamilton House
Joy Street
Belfast
BT2 8LE

Location Queen's Quay (lands between M3 and Odyssey Building), Belfast

Proposal Mixed-use development including a maximum of 798 residential units (up to 73,420 sqm) with associated amenity space, two hotels (up to 22,438 sqm), offices (up to 4,370 sqm), retail and retail services (up to 905 sqm), leisure facilities (up to 1303 sqm), community and cultural uses (up to 1,570 sqm), cafes/bars/restaurants (up to 2,824 sqm), public open space, multi-storey car parking (up to 55,612 sqm) and associated works including related infrastructure improvements (additional environmental information received)

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Application Ref Z/2011/1404/F

Applicant Wastebeater Blackstaff Road
Kennedy Way Industrial Estate
Belfast
BT11 9DT

Agent RPS Elmwood House
74 Boucher Road
Belfast
BT12 6RZ

Location Wastebeater Offices
Blackstaff Road
Kennedy Way Industrial Estate
Belfast
BT11 9DT

Proposal Waste transfer station for non-hazardous waste (portal frame building, weighbridge, offices and concrete hardstanding for access and parking).

- 1 The development is contrary to Planning Policy Statement 1 (PPS1) General Principles in that the proposal, if permitted, would cause demonstrable harm to interests of acknowledged importance in that it would be incompatible with the existing industry and businesses operating in the vicinity of the site.
- 2 The development is contrary to Policy PED 8 of Planning Policy Statement 4 (PPS 4) Planning and Economic Development in that the proposal, if permitted, would be incompatible with the existing and approved uses and would prejudice their future operation.
- 3 The development is contrary to Policy WM 1 of Planning Policy Statement 11 (PPS11) Planning and Waste Management in that the development, if permitted, would be incompatible with the adjacent land uses.

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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

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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.

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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.

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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.

