

1

Council Deferred items still under consideration Area :- Belfast

Application Ref	Z/2008/0824/F		
Applicant	Big Picture Developments Ltd C/O RPP Architects Ltd Clarence Gallery Linenhall Street Belfast BT2 8BG	Agent	RPP Architects Ltd 155-157 Donegall Pass Belfast 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 Hamilton House Turley Associates 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		

(additional environmental information received)

parking (up to 55,612 sqm) and associated works including related infrastructure improvements



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 ga	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/2011/0726/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.			
5				
Application Ref	Z/2011/1362/F			
Applicant	West Belfast Sports and Social Club c/o John Hughes 370 Falls Road Belfast BT12 6DG	Agent	David Smyth 131 Alderley Place Mallusk Newtownabbey BT36 7SJ	
Location	370 Falls Road Belfast Co Antrim BT12 6DG			
Proposal	Alterations and extension to form single kitchen, renovation of existing lounge. (A		ks to existing lounge and existing	



6				
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.				
7				
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				
8				
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 prop	Demolition of existing dwelling and proposed 4no detached dwellings		



9				
Application Re	f 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 c	harity shop (class A	1)	
outside a letter outside a	sal is contrary to Planning Policy Statemer ocal centre and the need demonstrated ha t be met by existing local centres or within set a precedent for further unacceptable de	as not been sufficien vacant premises lo	t to justify the proposed development	
10				
Application Re	f 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 Belfast BT14			
Proposal	Change of use to allotments including	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.				
11				
Application Re	f 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.				



12			
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 re	tail shop and off licend	ce with off street parking
13			
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 char	ity 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 Buildt 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 permited, set a precedent for further unacceptable development.			
14			
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	Amendements 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.			



15				
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 wit	h incurtilage parkir	ng 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.				
16				
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	1 The proposal is contrary to policy BH12 of PPS 6 - Planning, Archaeology and the Built Heritage and would, if			

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.