

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

Council Belfast

Date 06/06/2013

ITEM NO	1			
APPLIC NO	Z/2012/0440/F	Full	DATE VALID	17/04/2012
DOE OPINION	APPROVAL			
APPLICANT	Mr and Mrs M Kerr 39 Myrtlefield Park Belfast BT9 6NF	AGENT	Clem McKee 140 Comber Road Dundonald BT16 2BP 028 9048 9185	
LOCATION	39 Myrtlefield Park Belfast BT9 6NF			
PROPOSAL	Erection of 2 storey rear extension and attached garage and 1st floor rear extension over living room.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	2			
APPLIC NO	Z/2012/0562/F	Full	DATE VALID	14/05/2012
DOE OPINION	REFUSAL			
APPLICANT	Anthology N I Ltd 8-14 Union Street Belfast BT1 2JF		AGENT	McGonigle McGrath Architects 474a Ravenhill Road Belfast BT6 0BW 02890640080
LOCATION	Union Street Bar 12-14 Union Street Belfast BT1 2JF			
PROPOSAL	Creation of first floor projecting balcony (on Union Street elevation) as a smoking areato incorporate canvas awnings.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposed development is contrary to Planning Policy Statement 1: 'General Principles' in that it is of an inappropriate design that is incompatible to its context and its host building. The proposal would also, if permitted, be detrimental to the amenity of residents in nearby properties by way of overlooking and potential noise disturbance.

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ITEM NO	3			
APPLIC NO	Z/2012/0912/F	Full	DATE VALID	01/08/2012
DOE OPINION	APPROVAL			
APPLICANT	John Kelly 21 Ashgrove Park Belfast BT14 6NE		AGENT	Mr John McMahon 1 Balmoral Avenue Belfast BT9 6NN 028 9020 1155
LOCATION	Land to the rear of Mountview Street Belfast BT14			
PROPOSAL	Detached single storey vehicle repair workshop			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	4			
APPLIC NO	Z/2012/0954/HSC	HS Consent	DATE VALID	14/08/2012
DOE OPINION	CONSENT			
APPLICANT	Charles Tennant and Co (NI) Ltd 8 Herdman Channel Road Belfast BT3 9LG		AGENT	Quadra Ltd 14-16 Shore Road Holywood BT18 9HX 028 9042 3222
LOCATION	8 Herdman Channel Road Belfast BT3 9LG			
PROPOSAL	Application for hazardous substance consent without compliance with Condition No. 01 of Z/2010/0084/HSC to store 5,000 tonnes of Schedule 3, Part A, Entry 2 of The Planning (Hazardous Substances) Regulations (NI) 1993 as amended by The Planning (Control of Major-Accident Hazards) Regulations (NI) 2009			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	5			
APPLIC NO	Z/2012/1301/F	Full	DATE VALID	20/11/2012
DOE OPINION	REFUSAL			
APPLICANT	Clear Channel NI Unit 2 'Ashbank' Channel Commercial Park Queen's Road Belfast BT3 9DT		AGENT	
LOCATION	Queen Street Outside 21 Belfast BT1 6EA			NA
PROPOSAL	Relocation of bus shelter			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy BH11 of Planning Policy Statement 6: Planning Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of the listed building under Article 42 of the Planning (NI) Order 1991 by reason of the nature of the proposed development.
- 2 The proposal is contrary to Policy BH 12 of the Departments Planning Policy Statement 6: Planning. Archaeology and the Built Heritage in that the site is within Belfast City Centre Conservation Area and the proposed bus Shelter would, if permitted, detract from the architectural style of the listed building and the character and appearance of the Conservation Area through location and design.

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ITEM NO	6			
APPLIC NO	Z/2012/1356/F	Full	DATE VALID	04/12/2012
DOE OPINION	APPROVAL			
APPLICANT	Ashton Centre Development Ltd 5 Churchill Street Belfast BT15 2BP		AGENT	Donnelly O'Neill Architects Ltd Unit 2 Conway Mill 5-7 Conway Street Belfast BT13 2DE 028 9024 8144
LOCATION	Vacant site at Henry Place Belfast			
PROPOSAL	Erection of three storey building comprising of 2 No. ground floor business units and 11 No. offices and 1 No. training room on upper floors. The complex also has a childrens daycare centre over three storeys.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	7			
APPLIC NO	Z/2012/1428/DCA	Demolition w	DATE VALID	21/12/2012
DOE OPINION	REFUSAL			
APPLICANT	Queen's University Belfast Estates Department Level 5 Adminiatration Building Belfast BT7 1NN	AGENT	Fleming Mountstephen Planning The Gasworks 5 Cromac Avenue Belfast BT7 2JA 028 9044 7613	
LOCATION	55-63 University Street 101 -111 Botanic Avenue and Queen's University Garage University Square Mews Belfast BT7			
PROPOSAL	Demolition of 55-63 University Street and Queen's University garage with facade retention of 63 University Street, demolition of 101-11 Botanic Avenue with facade retention of 101-111 Botanic Avenue (to enable development of 12 HMO townhouses and 3 apartments to provide purpose built student accommodation with associated operational development)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the buildings makes a material contribution to the character and appearance of the Queens Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition.

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ITEM NO	8			
APPLIC NO	Z/2013/0012/F	Full	DATE VALID	21/12/2012
DOE OPINION	REFUSAL			
APPLICANT	Queen's University Belfast Estates Department Level 5 Admin Building Belfast BT7 1NN		AGENT	Fleming Mountstephen Planning The Gasworks 5 Cromac Avenue Belfast BT7 2JA 028 9044 7613
LOCATION	55-63 University Street 101-111 Botanic Avenue and Queen's University garage University Square Mews Belfast BT7			
PROPOSAL	Demolition of 55-63 University Street and Queen's University garage at University Square Mews with facade. Retention of 63 University Street, demolition of 101-111 Botanic Avenue with facade. Retention of 101-111 Botanic Avenue and development of 12 HMO townhouses (7 with five study bedrooms and 5 with six study bedrooms) and 3 apartments (each with two study bedrooms) to provide purpose built student accommodation with associated operational development.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses Signatures	Addresses Signatures
			0 0	0 0
1	The proposal is contrary to Policy HMO 1 of the HMO Subject Plan for Belfast City Council Area 2015 in that it would if permitted exceed the 30% limit for HMO's within the Mountcharles HMO policy area (Designation HMO 2/16).			
2	The proposal is contrary to Policy HMO 6 of the HMO Subject Plan for Belfast City Council Area 2015 in that it would if permitted exceed the 4 bedroom limit for HMO's within the designated area.			
3	The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that it would, if permitted, result in harm the character and appearance of the Queens Conservation Area through inappropriate design and detailing and would fail to protect important views into the Conservation Area.			
4	The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and the 2nd Addendum: Safeguarding the character of established residential areas in that in would, if permitted, result in poor outlook for prospective residents.			

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ITEM NO	9			
APPLIC NO	Z/2013/0067/A	Advertiseme	DATE VALID	21/01/2013
DOE OPINION	REFUSAL			
APPLICANT	John Pollins 2 Malone Road Belfast BT9 5BN	AGENT	Johnston Houston 2-12 Montgomery Street Belfast BT1 4NX 028 9033 0133	
LOCATION	2 Malone Road Belfast BT9 5BN			
PROPOSAL	Restaurant signage fixed to walls and fencing			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy BH 13, The Control of Advertisements in a Conservation Area, of Planning Policy Statement 6 Planning, Archaeology and the Built Heritage, and Policy AD 1, Amenity and Public Safety, of Planning Policy Statement 17 Control of Outdoor Advertisement in that the proposal if permitted, would harm the visual amenity, character and appearance of the conservation area due to its inappropriate scale and design.

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ITEM NO	10			
APPLIC NO	Z/2013/0101/F	Full	DATE VALID	31/01/2013
DOE OPINION	APPROVAL			
APPLICANT	Mr A Dunne c/o Agent		AGENT	Mr Marcus Bingham 9 Tullyquilly Road Rathfriland BT34 5LR 028 4063 8842
LOCATION	64 Greystown Avenue Belfast BT9 6UJ			
PROPOSAL	Erection of a two storey extension to side and rear and single storey extension to the rear of dwelling and garage (amended description and plans received)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	11			
APPLIC NO	Z/2013/0139/F	Full	DATE VALID	06/02/2013
DOE OPINION	REFUSAL			
APPLICANT	Qiu Xia Xu 9 Emerald Street Belfast BT6 8BL		AGENT	
				NA
LOCATION	58 Stranmillis Road Belfast BT9 5AD			
PROPOSAL	Hot food takaway unit for the preparation and sale of fresh food to be consumed off the premises			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	25	0	0	0
			Addresses Signatures	Addresses Signatures
			0 0	0 0

- 1 The proposal is contrary to the Departments' Planning Policy Statement 5: Retailing and Town Centres and associated Development Guidance Note 5A: Control of Restaurants and Cafe's - Stranmillis Road in that it would, if permitted, result in a proliferation of such uses in the locality, thereby bringing about a detrimental change in the character and amenity of the area; and would undermine (cumulatively with other non-retail uses) the vitality and viability of the Stranmillis local centre.
- 2 The proposed change of use to a hot food takeaway would, if permitted, be harmful to the living conditions of existing residents through odours, noise, nuisance, and general disturbance resulting in a loss of residential amenity.
- 3 The proposal is contrary to AMP 7 of PPS 3 (Car Parking and Servicing Arrangements) in that the applicant has failed to demonstrate an acceptable arrangement for safely accommodating the parking of vehicles that would be attracted to the site.

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ITEM NO	12			
APPLIC NO	Z/2013/0153/F	Full	DATE VALID	11/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Paul McGurk 2 St James Avenue Belfast BT12 6DU		AGENT	Blackstaff Architects 2 College House Citylink Durham Street Belfast BT12 4HQ 02890246260
LOCATION	2 St James Avenue Belfast BT12 6DU			
PROPOSAL	Erection of 2 storey rear extension			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	13			
APPLIC NO	Z/2013/0161/F	Full	DATE VALID	11/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Everywhere Everything & H3G Ltd Hatfield Business Park Hatfield Hertfordshire AL109BW		AGENT	Harlequin Group 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 028 9082 3660
LOCATION	Existing Telecoms site on traffic island opposite 3-5 Dalton Street Ballymacarret Belfast Co. DOWn BT5 4BA			
PROPOSAL	Existing 3No. single band antennas (H1302xW155xD69mm) to be removed and replaced with 3No. DBDP antennas (H1942xW364xD152mm), installation of 1No. equipment cabinet & ancillary equipment inc MHAs & cable management			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses Signatures	Addresses Signatures
			0 0	0 0

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ITEM NO	14			
APPLIC NO	Z/2013/0163/F	Full	DATE VALID	11/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Everything Everywhere & H3G Ltd Hatfield Business Park Hatfield Hertfordshire AI10 9BW		AGENT	Harlequin Group 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 028 9082 3660
LOCATION	Existing telecoms site on rooftop of telephone house- BT central exchange 45-71 May Street Belfast Co. Antrim BT1 4NB			
PROPOSAL	Existing 3No. plane polar antennas (H1302xW155xD69mm) to be removed and replaced with 3No. DBDP antenna (H1942xW364xD152mm), installation of 1No. equipment cabinet (H1600xW600xD480mm) 7 ancillary equipment inc MHAs & cable management			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	15			
APPLIC NO	Z/2013/0167/F	Full	DATE VALID	11/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Everthing Everywhere & H3G Ltd Hatfield Business park Hatfield Hertfordshire AL10 9BW	AGENT	Harlequin Group 1st Floor 25 Talbot Street Cathedral Quarter Belfast BT1 2LD 028 9082 3660	
LOCATION	Existing telecommunications site to the side of 3 Chlorine Gardens Lower Malone Road Belfast Co. Antrim BT9 5DJ			
PROPOSAL	Existing 1No. single band TRI Sector antenna (L1709xDia168mm) to be removed and replaced with 1No. DBDP TRI Sector antenna (L1882xDia201mm) within replica flagpole, existing 2No. equipment cabinets and meter pillar to be replaced by 3No. equipment cabinets and ancillary equipment inc. MHAs and cable management.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	16			
APPLIC NO	Z/2013/0174/F	Full	DATE VALID	08/02/2013
DOE OPINION	APPROVAL			
APPLICANT	Argento Ltd c/o agent		AGENT	C J Foster Architecture Ltd 30 Main Bentra Road Whitehead BT38 9JT 07921003890
LOCATION	477 Ormeau Road Rosetta Belfast Co Antrim BT7 3GR			
PROPOSAL	Demolition of existing rear annex and construction of new 3 storey extension to rear of property to provide additional office space			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	17			
APPLIC NO	Z/2013/0211/A	Advertiseme	DATE VALID	20/02/2013
DOE OPINION	REFUSAL			
APPLICANT	Malone Ridge Limited	AGENT	Thomas O'Hare Architects (TOHA) 54 Dunmurry lane Belfast BT17 9JR 07557027927	
LOCATION	72 Upper Malone Road Belfast			
PROPOSAL	Hoarding and free standing sign			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposal if permitted, would harm the visual amenity, character and appearance of the area due to inappropriate siting on the host building, scale and proportions.