

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

(additional environmental information received)



3

Application Ref Z/2010/1713/F

Applicant Ken and Geraldine Brown Agent Turley Associates Hamilton House

Joy Street Belfast BT2 8LE

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/2011/0726/O

 Applicant
 First Trust
 Agent
 Turley Associates Hamilton House

Joy Street Belfast BT2 8LE

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/2011/1404/F

Applicant Wastebeater Blackstaff Road Agent RPS Elmwood House

Kennedy Way Industrial Estate 74 Boucher Road

Belfast BT11 9DT 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.



James Anderson 202 Belfast Road

Ballynahinch

BT24 8UR

6

Application Ref Z/2012/0514/F

Applicant Patrick Boal 12 Kilcross Road

Nutts Corner Crumlin

BT29 4TA

Location Ikea

Holywood Exchange 306 Airport Road West

Co Antrim BT3 9EJ

Proposal Change of use from retail car park to commercial

7

Application Ref Z/2012/0562/F

Applicant Anthology N I Ltd 8-14 Union Street Agent McGonigle McGrath Architects 474a

Agent

Belfast BT1 2JF Ravenhill Road Belfast BT6 0BW

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.

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.

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 proposed 4no detached dwellings



9

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

10

Application Ref Z/2012/1358/LBC

Applicant Life NI 48 University Street Agent Carson McDowell Murray House

Belfast Murray Street
BT7 1HB 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 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.



11

Application Ref Z/2012/1428/DCA

Applicant Queen's University Belfast Estates Agent

Fleming Mountstephen Planning

Department Level 5

The Gasworks

Adminiatration Building

5 Cromac Avenue

Belfast BT7 1NN **Belfast** BT7 2JA

Location 55-63 University Street

101 -111 Botanic Avenue and Queen's University Garage

University Square Mews

Belfast RT7

Demolition of 55-63 University Street and Queen's University garage with facade retention of 63 **Proposal**

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)

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.

12

Application Ref Z/2013/0012/F

Applicant Queen's University Belfast Estates Agent

Fleming Mountstephen Planning

Department Level 5

The Gasworks 5 Cromac Avenue

Admin Building Belfast BT7 1NN

Belfast BT7 2JA

55-63 University Street Location

101-111 Botanic Avenue and Queen's University garage

University Square Mews

Belfast RT7

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.

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).

- 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.
- 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.
- The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments and the 2nd Addendum: Safegauding the character of established residential areas in that in would, if permitted, result in poor outlook for prospective residents.



13

Application Ref Z/2013/0122/F

Applicant Edward Laverty 6 Shrewsbury Agent Mullan Architects 32 Creeslough

Gardens Park
Belfast Belfast
BT9 6PJ 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.