

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
Linenhall Street
Belfast
BT2 8BG

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
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/2012/0514/F

Applicant Patrick Boal 12 Kilcross Road **Agent** James Anderson 202 Belfast Road
Nutts Corner Ballynahinch
Crumlin BT24 8UR
BT29 4TA

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/2012/0562/F

Applicant Anthology N I Ltd 8-14 Union Street **Agent** McGonigle McGrath Architects 474a
Belfast Ravenhill Road
BT1 2JF 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.

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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/2012/1428/DCA | | |
| Applicant | Queen's University Belfast Estates Department Level 5 Administration Building Belfast BT7 1NN | Agent | Fleming Mountstephen Planning The Gasworks 5 Cromac Avenue Belfast BT7 2JA |
| 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) | | |

- 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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| Application Ref | Z/2013/0012/F | | |
| 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 |
| 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. | | |

- 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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| Application Ref | Z/2013/0122/F | | |
| Applicant | Edward Lavery 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 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.