

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/2011/0726/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.

4

Application Ref Z/2011/1404/F

Applicant Wastebeater Blackstaff Road **Agent** RPS Elmwood House
Kennedy Way Industrial Estate
Belfast
BT11 9DT 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) (Receipt of amended drawings, additional information and amended waste codes with the removal of putrescible wastes)

- 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.

5

Application Ref Z/2012/0514/F

Applicant Patrick Boal 12 Kilcross Road **Agent** James Anderson 202 Belfast Road
Nutts Corner
Crumlin
BT29 4TA 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/2012/0753/F

Applicant Martin McCurry 8 Osbourne Gardens
Belfast
BT9 6LE

Agent Hugh Morrison Chartered Architect
120 Balmoral Avenue
Belfast
BT9 6NZ

Location 20 Knockburn Park
BT5 7AY

Proposal Demolition of existing double garage and erection of detached dwelling, along with alterations to existing road access.

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments in that in that it would if permitted result in overdevelopment of the site and would cause unacceptable damage to the residential amenity to number 26 Castlevew Road by way of dominance through inappropriate scale and massing.

7

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

8

Application Ref Z/2012/0861/F

Applicant Brian Kennedy 19 Myrtlefield Park
Belfast
BT9 6NE

Agent Dynan Architecture 147 Sandown
Road
Belfast
BT5 6GX

Location 19 Myrtlefield Park
Belfast
BT9 6NE

Proposal Conversion of existing detached dwelling house into two apartments, extension to existing dwelling to create 3 new apartments, including landscaping and parking (amended plans)

- 1 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 to the character and appearance of Malone Conservation Area through inappropriate scale, massing, layout and design.

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Application Ref Z/2012/1115/LBC
Applicant LJ Fon C/O Agent **Agent** Dempsey Architects 677 Lisburn Road
 Belfast
 BT9 7GT
Location 16 College Gardens
 Belfast
 BT9 6BQ
Proposal Amendments to rear windows & replacement of all windows throughout building.

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Application Ref Z/2012/1118/F
Applicant Mr L J Fon **Agent** Dempsey Architects 677 Lisburn Road
 Belfast
 BT9 7GT
Location 16 College Gardens
 Belfast
 BT9 6BQ
Proposal Conversion to 6 no. apartments including alterations (upgrade of existing dormers, replacement windows and external rear staircase)

11

Application Ref Z/2012/1162/F
Applicant Dr and Ms Manning and Burns 35 **Agent** Consarc Design Group The Gas
 Bridgefield Avenue
 Wilmslow
 Cheshire
 SK9 2JS
 Office
 4 Cromac Quay
 Ormeau Road
 Belfast
 BT7 2JD
Location Lands Adjacent to 15 Osborne Park
 Belfast
 BT9 6JN
Proposal Erection of single storey dwelling incorporating a garage.

- 1 The proposal is contrary to Policy BH12 of Planning Policy Statement 6 Planning Archaeology and the Built Heritage, the Malone Conservation Area Design Guide, and Policy QD1 of the Department's Planning Policy Statement 7 Quality Residential Environments in that the proposal would, if permitted, result in overdevelopment of the site due to its inappropriate layout, scale, form, massing and design, failure to provide adequate private amenity space, and would result in unacceptable areas of hardsurfacing, causing harm to the character and appearance of the Malone Conservation Area.

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Application Ref Z/2012/1283/F

Applicant Mary E Patterson 60 Quarry Road **Agent** The Boyd Partnership LLP 1 River's Edge
Belfast BT4 2NQ 13 Ravenhill Road
BT4 2NQ Belfast
BT6 8DN

Location Lands East of 60 Quarry Road
Belfast
BT4 2NQ

Proposal Proposed minor re-siting and change to house type design of existing approved dwelling on farm (ref:Z/2009/0413/F) - approved under current policy with new farm building and associated yard to accommodate and support the sustainable development of the existing farm business.

- 1 The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being an exceptional case in that a dwelling has already been granted permission on the farm in the last 10 years.

13

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 Built 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 permitted, set a precedent for further unacceptable development.

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Application Ref	Z/2012/1428/DCA		
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
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. (Additional Information)		

- 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/2013/0296/F

Applicant Glendarragh Properties c/o agent **Agent** McCann Moore Architects Ltd 715 Lisburn Road
Belfast
BT9 7GU

Location 94-100 Sunnyside Street
Belfast

Proposal Demolition of existing building on site and the construction of 2 ground floor retail units and 27 apartments over the ground, first and second floors. Also associated car parking and storage to rear.

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments in that in that it would if permitted result in overdevelopment of the site and would cause unacceptable damage to the residential amenity of the area through inappropriate layout and design and would result in poor outlook for prospective residents and lack of amenity space.

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Application Ref Z/2013/0306/F

Applicant Kieran Fitzpatrick 103 Osbourne Drive **Agent** Belfast
BT9 6LJ

Location 103 Osbourne Drive
Belfast
BT9 6LJ

Proposal Erection of 2 storey side extension to allow lounge/utility room on ground floor with single bedroom/ensuite above (Amended drawings received)

- 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 siting, scale, form and design and would set a precedent for further such inappropriate development in then locality.

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Application Ref Z/2013/0411/DCA

Applicant P McPeake c/o agent **Agent** Slemish Design Studio 12 Woodside Park
Woodside Road
Ballymena
BT42 4HG

Location 118 Eglantine Avenue
Belfast

Proposal Demolition of existing 3 storey building and rear return and replacement with front facade to match existing building and 4 storey rear return to accommodate 7no. 2 bedroom apartments.

- 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 Malone 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/2013/0687/F

Applicant M and M Property Services Ltd 2B
Dudley Street
Belfast
BT7 1GW

Agent Rosetta Design Services Ltd 354
Ormeau Road
Belfast
BT7 3HW

Location 2b Dudley Street
Belfast
BT7 1GW.

Proposal Retention of development as built for ground floor offices and storage and 2 apartments on the first floor.

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments and LC 2 of the 2nd Addendum of Planning Policy Statement 7: Safeguarding the Character of Established Residential Areas in that in that it would if permitted cause unacceptable damage to residential amenity harming the living conditions of prospective residents through poor outlook.

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Application Ref Z/2013/0768/F

Applicant Chris Coburn

Agent Dimensions Chartered Architects 1
Montgomery House
478 Castlereagh Road
Belfast
BT5 6BQ

Location 16 Adelaide Park
Belfast
BT9 6FX

Proposal Alterations and extension of detached garage to form additional dwelling unit.

- 1 The proposal is contrary to Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage, Policy BH12 in that it would, if permitted, harm the character of the Malone Park/Adelaide Park Conservation Area through inappropriate layout resulting in detrimental backland development which would set a precedent for similar proposals.
- 2 The proposal is contrary to Policy QD1 of the Departments Planning Policy Statement 7: Quality Residential Environments and DCAN 8 in that it would if permitted, cause unacceptable damage to residential amenity through inappropriate layout resulting in development which harms the living conditions of prospective residents through unacceptable overlooking and a lack of private amenity space

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Application Ref Z/2013/0829/F

Applicant Carlin c/o agent

Agent Robert Gilmour Architects 64
Haypark Avenue
Belfast
BT7 3FE

Location 31 St John's Place
Belfast
BT7 3HA

Proposal Erection of 2 storey rear extension to dwelling