



Department of
the Environment
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Director of Local Planning Division

Ms Petra Scarborough
Democratic Services Section
Belfast City Council
Chief Executives Department
City Hall
Belfast
BT1 5GS

1st Floor
Orchard House
40 Foyle Street
Londonderry
BT48 6AT

Telephone: (028) 71319741

Email: Fiona.mccandless@doeni.gov.uk

Your Ref: Z/2011/0486/F &
Z/2011/0547/DCA

Our Ref:

Date: 22 November 2013

Dear Ms Scarborough

Management Board Referral Z/2011/0486/F & Z/2011/0547/DCA

Z/2011/0468/F: Demolition of existing 4 storey building and erection of new 7 storey building comprising 56 No. Small unit/studio apartments & 2 No. Retail units at ground floor (Amended plans) and Z/2011/0547/DCA: Demolition of existing 4 storey commercial building at 21 to 23 Victoria Street and 45 to 51 Waring Street

I refer to the above application, which your Council, at its meeting on 3rd October 2013, decided to refer to the Department's Management Board for reconsideration.

Applications referred to the Management Board must in the first instance relate to '*significant developments*' and meet one or more of the criteria set out in Departmental Guidance for Councils on the Operation of the Management Board Referral Process, which issued May 2007. Current advice on what constitutes '*significant development*' identifies 5 types of development proposals. The closest category to the proposed development is: *Large scale housing proposals*.

Turning to the above applications for the erection of 56 no. Apartments & 2 no. Retail Units including the demolition of the existing four storey building. Within the context of Belfast urban area, the proposed scheme could only be considered medium scale. In the strategic context of Belfast Metropolitan Area Plan, the proposed development is insignificant. As the proposal fails to meet the referral guidance in respect to '*significant development*', it would be inappropriate for the Management Board to reconsider these applications.

In these circumstances, the applications will now be returned to the Area Planning Office for a decision to issue in line with the opinion presented to Council.

Yours sincerely

Fiona McCandless

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Director of Local Planning Division