

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

Council Belfast

Date 12/12/13

ITEM NO	1			
APPLIC NO	Z/2012/1213/F	Full	DATE VALID	10/29/12
DOE OPINION	APPROVAL			
APPLICANT	Asia Supermarket		AGENT	GMR Architects 3 St Judes Avenue Belfast BT7 2GZ 077 6846 2808

LOCATION Ormeau Embankment
Belfast (between Ravenhill Reach and Helm Housing Association development)

PROPOSAL Proposed storage and distribution centre with associated retail unit, customer cafe and car parking.

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	6	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	2			
APPLIC NO	Z/2012/1272/F	Full	DATE VALID	11/9/12
DOE OPINION	REFUSAL			
APPLICANT	Finaghy Primary Street Finaghy Road South Belfast BT10 0DR		AGENT	Belfast Education and Library Board 40 Academy Street Belfast BT1 2NQ 90 564000
LOCATION	Finaghy Primary School Finaghy Road South Belfast BT10 0DR			
PROPOSAL	Construction of a single storey development consisting of a children's activity centre and community cafe			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	3	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy OS1 of the Department's Planning Policy Statement 8 in that the development would, if permitted, adversely affect the environmental quality of the urban area by reason of the loss of recreational open space.

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ITEM NO	3			
APPLIC NO	Z/2013/0048/F	Full	DATE VALID	1/11/13
DOE OPINION	APPROVAL			
APPLICANT	Dir of Property and Projects Dpt Belfast City Council 1st Floor Adelaide Exchange 24/26 Adelaide Street Belfast BT2 8GD		AGENT	Michael Whitley Architects Parkway Studios Belmont Business Park 232-240 Belmont Road Belfast BT4 2AW 028 9076 1010
LOCATION	Site at former Girdwood Army Barracks Cliftonpark Avenue/Brucefield Park/Kinnard Street Belfast BT14			
PROPOSAL	Development of a new community facility along with associated parking and site infrastructure.			
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	4			
APPLIC NO	Z/2013/0049/O	Outline	DATE VALID	1/11/13
DOE OPINION	APPROVAL			
APPLICANT	Department For Social Development 4th Floor Oxford House 49-55 Chichester Street Belfast BT1 4HH		AGENT	Michael Whitley Architects Parkway Studios Belmont Business Pk 232-240 Belmont Road Belfast BT4 2AW 028 9076 1010
LOCATION	Site at former Girdwood Army Barracks Cliftonpark Avenue/Brucevale Park/Kinnard Street Belfast			
PROPOSAL	Redevelopment of existing brownfield site to include community, education, business, health, recreational and residential use along with internal site layout. incorporating parking, leisure and landscaping, and connections to existing road and utilities infrastructure (Amended plans received - lighting and landscaping plans).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	10	0	1	0
			Addresses	Signatures
			104	104
			Addresses	Signatures
			0	0

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ITEM NO	5			
APPLIC NO	Z/2013/0176/F	Full	DATE VALID	2/13/13
DOE OPINION	APPROVAL			
APPLICANT	Greenbay Estates Ltd c/o agent		AGENT	Omni Architects 11 Bridge Street Bangor BT20 5AW 0289185 7373
LOCATION	Lands adjacent to the walled garden development Circular Road Belfast BT4 2WG			
PROPOSAL	Erection of 6No. detached dwellings (revisions to previous approval ref: Z/2005/1567/F)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0
ITEM NO	6			
APPLIC NO	Z/2013/0359/F	Full	DATE VALID	3/21/13
DOE OPINION	APPROVAL			
APPLICANT	South Belfast Surestart 9 Lower Crescent Belfast BT7 1NR		AGENT	McAvoy Group Limited 76 Ballynakilly Road Dungannon BT71 6HD 87 740372
LOCATION	Land between Stewart Street and Railway Line (opposite 41-55 Stewart Street) Belfast BT7			
PROPOSAL	Construction of a 2-room modular building on part of the playground site on Stewart Street to provide local Sure Start Services			
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	7			
APPLIC NO	Z/2013/0407/F	Full	DATE VALID	4/4/13
DOE OPINION	APPROVAL			
APPLICANT	J R T S Development Ltd c/o agent		AGENT	Flemings McKernan Assoc Architects 1 Upper Abbey Street Coleraine BT52 1BF 70356938
LOCATION	8 Kincora Avenue Belfast BT4 3DW			
PROPOSAL	Erection of 5no detached 2 storey dwellings (change of previously approved scheme Z/2007/0199/F)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses Signatures	Addresses Signatures
			0 0	0 0

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ITEM NO	8			
APPLIC NO	Z/2013/0445/F	Full	DATE VALID	4/18/13
DOE OPINION	APPROVAL			
APPLICANT	Sarcon 187 Ltd c/o agent		AGENT	Dimensions Chartered Architects 1 Montgomery House 478 Castlereagh Road Belfast BT5 6BQ 028 9070 5965

LOCATION Sites S1 S2 S3 and S4 Broomhill Lane Malone Lower Belfast

PROPOSAL Erection of 4no. dwellings, retention of retaining walls on the Northern, Eastern and Southern boundaries and revised layout including access and car parking. (Amended discription).

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions		SUP Petitions	
	2	0	0		0	
			Addresses	Signatures	Addresses	Signatures
			0	0	0	0

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ITEM NO	9			
APPLIC NO	Z/2013/0558/F	Full	DATE VALID	5/17/13
DOE OPINION	APPROVAL			
APPLICANT	Maxol Oil Ltd 48 Trench Road Mallusk Newtownabbey		AGENT	Clarman Ltd Unit 1 33 Dungannon Road Coalisland BT71 4HP 028 8774 7900
LOCATION	721 Upper Newtownards Road Ballymiscaw Belfast			
PROPOSAL	Proposed extension to existing filling station to include hot food/deli area (Amended description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	10			
APPLIC NO	Z/2013/0663/F	Full	DATE VALID	6/12/13
DOE OPINION	APPROVAL			
APPLICANT	North Down Leisure Ltd 10th Floor River House 48 High Street Belfast BT1 2DR		AGENT	Oscar & Oscar Unit 2 8 Maxwell Street Belfast BT125FB 028 9002 0999
LOCATION	149 Lisburn Road Belfast BT9 7AJ			
PROPOSAL	Partial conversion of attic storage space within existing bar premises into a smoking terrace (Additional information received)			
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	11			
APPLIC NO	Z/2013/0686/F	Full	DATE VALID	6/19/13
DOE OPINION	APPROVAL			
APPLICANT	Progressive Property Investments Ltd 1a The Mooring Dane Road Industrial Estate Sale M33 7BH		AGENT	Hall McKnight Architects B1 11 Portview 310 Newtownards Road Belfast BT4 1HE 02890469400
LOCATION	Mark Royal House 70-74 Donegall Street Belfast BT1 2GU			
PROPOSAL	Change of use from offices to student living accommodation (halls of residence) comprising 45 single bedrooms with ensuite, communal kitchen/living/dining facilities and external terrace with cycle parking.			
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	12			
APPLIC NO	Z/2013/0796/F	Full	DATE VALID	7/17/13
DOE OPINION	APPROVAL			
APPLICANT	Steven and Louise Lowery 16 Malone Court Belfast BT9 6PA		AGENT	Karl Ruddle 65 Hilltown Road Bryansford Newcastle BT33 0QA 07866437417
LOCATION	16 Malone Court Belfast BT9 6PA			
PROPOSAL	2 storey extension to rear of existing dwelling, single storey extension to existing detached garage, pitched roof to replace existing flat roofed porch (Amended Plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	6	0	0	0
			Addresses Signatures	Addresses Signatures
			0 0	0 0
ITEM NO	13			
APPLIC NO	Z/2013/0831/F	Full	DATE VALID	7/24/13
DOE OPINION	APPROVAL			
APPLICANT	Helen and Graeme Finlay 17 Holland Gardens Belfast BT56EG		AGENT	Jenkinson Architecture The Beach House 2B Manse Road Cloughey Newtownards BT22 1HS 07951919035
LOCATION	17 Holland Gardens Belfast BT56EG			
PROPOSAL	Demolition of garage and erection of single storey extension.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses Signatures	Addresses Signatures
			0 0	0 0

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ITEM NO	14			
APPLIC NO	Z/2013/0942/F	Full	DATE VALID	8/23/13
DOE OPINION	APPROVAL			
APPLICANT	Belfast Education And Library Board 40 Academy Street Belfast BT1 2NQ		AGENT	Mott MacDonald 40 Linenhall Street Belfast BT2 8BA 028 9089 5850
LOCATION	Ashfield Girls High School Holywood Road Belfast BT4 2LY			
PROPOSAL	4No. 20m lighting columns to illuminate the all weather pitch			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	2	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	15			
APPLIC NO	Z/2013/0943/F	Full	DATE VALID	8/23/13
DOE OPINION	APPROVAL			
APPLICANT	Belfast Education and Library Board 40 Academy Street Belfast BT1 2NQ		AGENT	Mott MacDonald 40 Linenhall Street Belfast BT2 8BA 028 9089 5850
LOCATION	Grovenor Grammar School Marina Park Belfast BT5 6BA			
PROPOSAL	6no. 15m lighting columns to illuminate the all weather pitch			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	1	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	16			
APPLIC NO	Z/2013/0985/F	Full	DATE VALID	9/2/13
DOE OPINION	APPROVAL			
APPLICANT	Novara Investments c/o Agent		AGENT	Studiorogers c/o The Egg Store 1 Mountsandel Road Coleraine BT52 1JB 028 7032 9090
LOCATION	Units 1 1A & 2 at 406-408 Lisburn Road Belfast BT9 6GN			
PROPOSAL	Internal alterations to ground floor retail units to include removal of party walls to create 1no shop unit with storage and ancillary facilities, new shop front.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	17			
APPLIC NO	Z/2013/1102/F	Full	DATE VALID	10/3/13
DOE OPINION	APPROVAL			
APPLICANT	Mr Nicholas Dunne 36 Ravenhill Park Belfast BT6 0DG		AGENT	Alan Gregg 32 Carolhill Drive Belfast BT4 2FT 07968334065
LOCATION	36 Ravenhill Park Belfast BT60DG			
PROPOSAL	Erection of 2 storey extension and single storey extension to rear of dwelling			
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	18			
APPLIC NO	Z/2013/1117/F	Full	DATE VALID	10/4/13
DOE OPINION	APPROVAL			
APPLICANT	Bombardier Aerospace Shorts Brothers PLC c/o Agent		AGENT	Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX 028 9042 1011
LOCATION	Bombardier Aerospace Wing Manufacturing and Assembly Facility Airport Road West Belfast BT3 9ED			
PROPOSAL	Biogas combined heat and power engine unit (500 kW) and associated plant including gas decompression unit, gas storage tank and gas ISO container			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	19			
APPLIC NO	Z/2013/1140/F	Full	DATE VALID	10/8/13
DOE OPINION	APPROVAL			
APPLICANT	OBC Developments c/o agent		AGENT	Coogan and Co Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG 90301130
LOCATION	197-201 Crumlin Road Belfast			
PROPOSAL	Amendment to previous approval under (Z/2007/1613/F) for retail and residential development (3 retail units 34 no.apartments).			
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	20			
APPLIC NO	Z/2013/1181/F	Full	DATE VALID	10/14/13
DOE OPINION	APPROVAL			
APPLICANT	Kingsley Donaldson 64 Kensington Road Belfast BT5 6NG		AGENT	Studio Sixty-Six 66 Addison Park Lisburn BT28 2RX 07523681453
LOCATION	64 Kensington Road Belfast BT5 6NG			
PROPOSAL	Proposed first floor extension to rear of existing dwelling and roofspace conversion (Amended Plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses Signatures	Addresses Signatures
			0 0	0 0

ITEM NO	21			
APPLIC NO	Z/2013/1212/F	Full	DATE VALID	10/23/13
DOE OPINION	APPROVAL			
APPLICANT	Ulster Estates Ltd Bedford House 16-22 Bedford Street Belfast BT2 7FD		AGENT	Madill Design Consultants 80 Purdysburn Hill Belfast BT8 8JZ 07703360531
LOCATION	Bedford House 16-22 Bedford Street Belfast BT2 7FD			
PROPOSAL	Refurbishment of existing ground floor reception area and extended mezzanine area enhancement of existing canopy and incorporation of suspended two-sided clock			
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	22			
APPLIC NO	Z/2013/1214/F	Full	DATE VALID	10/24/13
DOE OPINION	REFUSAL			
APPLICANT	Fiona Loughrey C/o agent		AGENT	McGarry Moon Architects Ltd 9 Fallahogey Road Kilrea BT51 5ST 028 2995 42323

LOCATION 50 Malone Park
Belfast

PROPOSAL Renovations and extensions to include demolition of existing rear return and garage, erection of two storey rear return and basement and erection of two storey detached garage with ancillary living accommodation above, associated site works

REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	4	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy BH12 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' and the Malone Park Conservation Area Document, in that it would, if permitted, harm the character of the Malone Park Conservation Area through it's inappropriate scale, massing, form, layout, design and finishes.
- 2 The proposal is contrary to Policy EXT 1 of Planning Policy Statement 7 (Addendum) 'Residential Extensions and Alterations', in that it would, if permitted, harm the amenity of the adjoining residential properties by reason of overlooking, overshadowing and dominance.

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ITEM NO	23			
APPLIC NO	Z/2013/1252/F	Full	DATE VALID	10/30/13
DOE OPINION	REFUSAL			
APPLICANT	B Knox c/o agent		AGENT	Robert Bleakley Architects Ltd 76 Main Street Moir BT67 0LQ 02892619060

LOCATION 278 Belmont Road
Belfast
BT4 2HB

PROPOSAL Demolition of existing garage and construction of dwelling

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 QD1 of Planning Policy Statement 7 'Quality Residential Environments', Policy LC1 of the Addendum to Planning Policy Statement 7 'Safeguarding the Character of Established Residential Areas and DCAN 8, in that it would, if permitted, harm the character of the area through inappropriate layout, design and scale resulting in detrimental backland development which would set a precedent for similar proposals.
- 2 The proposal is contrary to Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments', Policy LC1 of the Addendum to Planning Policy Statement 7 'Safeguarding the Character of Established Residential Areas and DCAN 8, in that it would, if permitted, cause unacceptable damage to the residential amenity of both existing and prospective residents through unacceptable overlooking, overshadowing, dominance and a lack of private amenity space.
- 3 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 7, in that it would, if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking and turning of vehicles which would be attracted to the site.
- 4 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since the width of the existing access renders it unacceptable for intensification of use and is not in accordance with the standards contained in the Department's Development Control Advice Note 15.