

Date: 7<sup>th</sup> April 2014  
 Your Ref:  
 Our Ref: Z/2010/0767/F  
 (Please quote at all times)



Mr P McNaney  
 Chief Executive  
 Belfast City Council  
 City Hall  
 Belfast

Chief Executive's Office		
Date	11/4/14	
Seen by CX		
Referred to		
ACX	Corp Comms	Dem Serv.
GR	SPP	Bus Supp.
Dev	F&R	H&ES
P&L	P&P	Other
Ref	75224	

Belfast Area Planning Office  
 Bedford House  
 16 – 22 Bedford Street  
 Town Parks  
 Belfast  
 BT2 7FD

Please contact: Kelly Mills  
 Direct line: 028 90 252813

Dear Mr McNaney

**Re: Planning Application Z/2010/0767/F - Extension and alterations to nursing home to increase occupancy from 36 bedrooms to 46 bedrooms and ancillary accommodation with external car parking and landscaping. Temporary opening of former access onto road for use during construction.**

**Address: Orchard House Nursing Home, 2 Cherryvalley Park, Belfast**

The above planning application was included on the schedule of applications to the Town Planning Committee on 18<sup>th</sup> December 2011 with an opinion to Refuse. Following a deferred office meeting it was re-presented to Council on 21 February 2013 with an opinion to approve planning permission. The Committee was split on the recommendation and the application was therefore presented to the Full Council meeting on 4th March 2013. The Council agreed to reject the Department's opinion to approve.

The proposal consists of extensions and alterations to the existing nursing home to provide an additional 10 bedrooms and ancillary facilities. The principle planning issues raised by this proposal include the impact on the Cherryvalley Area of Townscape Character and impact on neighbouring residential property.

Since the application was presented to Council as an approval, the Department have facilitated meetings with objectors. As a result of these meetings the application has since been reviewed and the applicant has agreed to reduce the scheme in scale and massing. Hard landscaping proposed around the development has also been reduced and a landscaping plan has been agreed. Also, the bin storage building proposed to the front of the property has now been removed.

Therefore, the scheme now being granted approval by the Department is a lesser scheme than that previously presented to Council. I would advise you that a decision to approve the application will now issue.

Yours Sincerely

Kelly Mills  
 Principal Planning Officer

DEMOCRATIC SERVICES			
SP & R	P & L	HOUSING	AUDIT
H & ES	T P	GR	COUNCIL
14 APR 2014			
LIC	DEVEL	TRAN	
REFERENCE	43951		
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