

## 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/2009/0861/O

**Applicant** B.E.L.B As Agent **Agent** Patricia Mellon C.A.O 40 Academy Street  
Belfast  
BT1 2NQ

**Location** Y.M.C.A Lagan Meadows, 58 Knightsbridge Park, Belfast, BT9 5EM

**Proposal** New 14 class primary school, new childcare centre, extension to existing pavilion, provision of additional ancillary administrative-, multipurpose sports- and changing facilities- buildings, new 3rd generation sports pitch, c/w floodlighting

- 1 The proposal is contrary to the Joint Ministerial Statement of 31 January 2005 on the grounds of prematurity, as the draft Belfast Metropolitan Area Plan 2015 has reached an advanced stage of preparation, and objections have been received to the Metropolitan Development Limit (Belfast) (Designation BT 001) and the Lagan Valley Regional Park (Designation COU 12) of which this site forms a part. The effect of an approval for this proposal, in advance of the final adoption of the Belfast Metropolitan Area Plan 2015, would be prejudicial to the outcome of the plan process.
- 2 The Department has insufficient information as required under Article 7 (4) of the Planning (General Development Order (NI) 1993 to fully assess whether the proposal will bring substantial community benefit as required by Policy OS 1 of PPS 8.



## Council Deferred items still under consideration Area :- Belfast

6

**Application Ref** Z/2012/1386/F

**Applicant** J J Magee 286 Cliftonville Road      **Agent** N Hudson 533 Oldpark Road  
Belfast      Belfast  
BT14 6LE      BT14 6QU

**Location** 286 Cliftonville Road  
Belfast  
BT14 6LE

**Proposal** Change of use from beauticians to hot food takeaway.

- 1 The proposal is contrary to Planning Policy Statement 1 'General Principles' in that, if permitted, it would adversely impact upon residential amenity by way of noise, odours, nuisance, litter and general disturbance.

7

**Application Ref** Z/2012/1428/DCA

**Applicant** Queen's University Belfast Estates      **Agent** Fleming Mountstephen Planning  
Department      The Gasworks  
Level 5      5 Cromac Avenue  
Administration Building      Belfast  
Belfast      BT7 2JA  
BT7 1NN

**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.

## Council Deferred items still under consideration Area :- Belfast

8

|                        |  |              |  |
|------------------------|--|--------------|--|
| <b>Application Ref</b> | Z/2013/0012/F  |              |  |
| <b>Applicant</b>       | Queen's University Belfast Estates<br>Department<br>Level 5<br>Admin Building<br>Belfast<br>BT7 1NN  | <b>Agent</b> | Fleming Mountstephen Planning<br>The Gasworks<br>5 Cromac Avenue<br>Belfast<br>BT7 2JA |
| <b>Location</b>        | 55-63 University Street<br>101-111 Botanic Avenue and Queen's University garage<br>University Square Mews<br>Belfast<br>BT7  |              |  |
| <b>Proposal</b>        | 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 it would, if permitted, result in poor outlook for prospective residents.

9

|                        |   |              |  |
|------------------------|---|--------------|--|
| <b>Application Ref</b> | Z/2013/0231/F   |              |  |
| <b>Applicant</b>       | Ridgeway 103 Airport Road<br>Belfast<br>BT3 9ED                             | <b>Agent</b> | Robert Gilmore Architects 64<br>Haypark Avenue<br>Belfast<br>BT7 3FE |
| <b>Location</b>        | 103 Airport Road West<br>Belfast<br>BT3 9ED                                 |              |  |
| <b>Proposal</b>        | Erection of a 15m tall galvained steel tower for "Work at heights" training |              |  |

- 1 The proposed development is contrary to PPS 1 'General Principles' and DCAN 12 (2nd Edition) 'Planning Controls for Hazardous Substances' due to its proximity to a Major Hazard Installation (COMAH); and if permitted the development would result in an unacceptable increased risk to public safety in terms of the prospective users of the development.
- 2 Having notified the agent under Article 7 (4) of the Planning (General Development) Order (NI) 1993 that further details was required to allow the Department to determine the application and having not received this information, the Department considers the proposal unacceptable as submitted.



## Council Deferred items still under consideration Area :- Belfast

**13**

**Application Ref** Z/2013/0972/F

**Applicant** Una Somerville-Todd Architects and **Agent**  
Planners 2nd Floor Titanic House  
6 Queen's Road  
Belfast  
BT3 9DT

**Location** 2 8 10 12 14 Piney Hills and 166 Malone Road Belfast BT9 5NR

**Proposal** Erection of 6 apartments, 5 detached dwellings and residential nursing care home and associated car parking/landscaping and ancillary works. (amended site address)

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments in that it would if permitted result in overdevelopment of the site and would cause unacceptable damage to the character and environmental quality and residential amenity of the area through inappropriate scale, form, massing, layout and would result in overlooking and dominance to neighbouring residents.
- 2 The proposal is contrary to LC1 of the Department's 2nd Addendum to Planning Policy Statement 7: Safeguarding the character of established residential areas in that it would, if permitted, result in development which is significantly higher than that found in the locality.
- 3 The proposal is contrary to the Department's Planning Policy Statement 2: Natural Heritage, in that it fails to respect the topography, and landscape features of the site and would, if permitted, harm the health and condition of significant trees which are subject to a Tree Preservation Order due to its inappropriate siting, layout, and ground remodelling works required to facilitate the proposed development.

**14**

**Application Ref** Z/2013/0979/F

**Applicant** T Reynolds 14 Upper Lisburn Road **Agent**  
Belfast BT10 0AA  
James McKernan Chartered  
Architect 31 Beechill Road  
Belfast  
BT8 7PT

**Location** 47 Priory Park  
Belfast  
BT10 0AE

**Proposal** Single storey garage and store to rear of property, with access off Priory Gardens (Amended Plans)

## Council Deferred items still under consideration Area :- Belfast

15

**Application Ref** Z/2013/1086/A

**Applicant** Quality Tailored Homes Office Suite **Agent** Quality Tailored Homes Office Suite  
1  
Cranmore House  
613 Lisburn Road  
Belfast  
BT9 7GT

**Location** Office Suite 1  
Cranmore House  
613 Lisburn Road  
Belfast  
BT9 7GT

**Proposal** Advertisement at 1st floor level

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposal if permitted, would harm the visual amenity, character and appearance of the area due to inappropriate siting on the host building and set an undesirable precedent for further similar signage, resulting in further harm to the character of the area.
- 2 The proposal is contrary to policy AD1 of Planning Policy Statement 17: Control of Outdoor Advertisements in that the proposal if permitted, would harm the visual amenity of the surrounding area due to visual clutter caused by the cumulative effect of the proposal when read with other advertisements in the surrounding area.

16

**Application Ref** Z/2013/1214/F

**Applicant** Fiona Loughrey C/o agent **Agent** McGarry Moon Architects Ltd 9  
Fallahogey Road  
Kilrea  
BT51 5ST

**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

- 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.

## Council Deferred items still under consideration Area :- Belfast

17

**Application Ref** Z/2013/1293/F  
**Applicant** Belfast City Council c/o agent      **Agent** Gregory Architects 4 Crescent Gardens  
Belfast  
**Location** Falls Park  
513 Falls Road  
Belfast - 125m South of Whiterock Leisure Centre  
BT12 5HQ  
**Proposal** Proposed changing pavilion and 3g pitch, with associated perimeter fencing, floodlighting and additional car parking facilities (Amended address).

18

**Application Ref** Z/2014/0074/F  
**Applicant** J Brady      **Agent** GT Design 10 Comber Road  
Carryduff  
BT8 8AN  
**Location** adj to 42 Belmont Church Road Belfast BT4 3FF  
**Proposal** Erection of dwelling - amendment to previous approval Z/2011/0410/F (Amended description and plans)

- 1 The proposal is contrary to Policy QD 1 of the Department's Planning Policy Statement 7: Quality Residential Environments in that it would, if permitted, be harmful to the character of the area through inappropriate layout, form and massing resulting in overdevelopment of a restricted site and would cause unacceptable damage to the residential amenity of prospective and existing residents by reason of dominance and overshadowing.