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Council Deferred items still under consideration Area :- Belfast

Application Ref	Z/2008/0824/F		
Applicant	Big Picture Developments Ltd C/O RPP Architects Ltd Clarence Gallery Linenhall Street Belfast BT2 8BG	Agent RPP Architects Ltd 155-157 Donegall Pass Belfast BT7 1DT	
Location	Site bounded by Little York Street, Gr	eat 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			

- ProposalNew 14 class primary school, new childcare centre, extension to existing pavilion, provision of
additional anciliary 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.



3					
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 Heigh Belfast BT13	nts and north of Moya	ard Crescent		
Proposal	Proposed site for residential developmer	nt, new access and a	incillary site works.		
4					
Application Ref	Z/2012/1162/F				
Applicant	Dr and Ms Manning and Burns 35 Bridgefield Avenue Wilmslow Cheshire SK9 2JS	Agent	Consarc Design Group The Gas Office 4 Cromac Quay Ormeau Road Belfast BT7 2JD		
Location	Lands Adjacent to 15 Osborne Park Belfast BT9 6JN				
Proposal	Erection of new dwelling incorporating a	garage.(Amended P	lans)		
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.					
5					
Application Ref	Z/2012/1330/F				
Applicant	Carncastle Properties Ltd 24 Main Street Hilltown BT34 5UH	Agent	Macrae Hanlon Spence Architects 2 Bellsbridge Office Park 100 Ladas Drive Belfast BT6 9FH		
Location	Site between nos 135 &143 Upper Springfield Road Belfast (site of Mourneview Pub - now demolished) BT17 0LU				
Proposal	Erection of 15 no 2 storey dwellings and 4 no 2 bedroom apartments and associated siteworks				



Application Ref	Z/2012/1386/F		
Applicant	J J Magee 286 Cliftonville Road Belfast BT14 6LE	Agent	N Hudson 533 Oldpark Road Belfast BT14 6QU
Location	286 Clifonville Road Belfast BT14 6LE		
Proposal	Change of use from beauticians to ho	t food takeaway.	
1 The proposal	is contrary to Planning Policy Statemen	t 1 'General Principles'	in that, if permitted, it would

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.

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Application Ref Z/2012/1428/DCA Applicant Queen's University Belfast Estates Agent Department Fleming Mountstephen Planning Level 5 The Gasworks Adminiatration Building 5 Cromac Avenue Belfast Belfast BT7 1NN 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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Council Deferred items still under consideration Area :- Belfast

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Application Ref	Z/2013/001	2/F			
Applicant	Queen's Ur Departmen Level 5 Admin Buil Belfast BT7 1NN		Estates	Agent	Fleming Mountstephen Planning The Gasworks 5 Cromac Avenue Belfast BT7 2JA
Location	101-111 B	ersity Street otanic Avenue a Square Mews	nd Queen's l	Jniversity ga	arage
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).					
					for Belfast City Council Area 2015 in that it 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: Safegauding the character of established residential areas in that in would, if permitted, result in poor outlook for prospective residents.					
9					
Application Ref	Z/2013/023	51/F			
Applicant	Ridgeway Belfast BT3 9ED	103 Airport Roa	ad	Agent	Robert Gilmore Architects 64 Haypark Avenue Belfast BT7 3FE
Location	tion 103 Airport Road West Belfast BT3 9ED				
Proposal	Erection of	a 15m tall galva	insed steel to	ower for "Wo	ork at heights" training
1 The proposed development is contrary to PPS 1 'General Principles' and DCAN 12 (2nd Edition) 'Planning					

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.



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Appl	ication Ref	Z/2013/0785/F				
Appl	icant	Not provided		Agent	RPP Architects Ltd 155-157 Donegall Pass Belfast BT7 1DT	
Loca	ition	37-43b Upper Lisbu Belfast	ırn Road			
Prop	osal	Residential develop roads and landscap		of semi-detached and	terraced houses, with associated	
11						
Appl	ication Ref	Z/2013/0913/F				
Appl	icant	Hagan Homes Ltd	c/o agent	Agent	AMD Architectural Design 8 Canvy Manor Drumnacanvy Portadown BT36 5LP	
Loca	ition	448a -450 Shore Road Belfast BT15 4HD				
Prop	osal	Conversion of existi	ing first floor premise	s to 2no apartments		
1 The proposal is contrary to Planning Policy Statement 1: 'General Principles' in that if approved it would not provide a suitable living environment as potential residents would be adversely affected by noise, vibrations and odours from existing commercial activity at ground floor level.						
	7 (PPS 7) 'Qu		ronments' in that the		nent, of Planning Policy Statement o demonstrate that the proposal	
12						
Appl	ication Ref	Z/2013/0944/F				
Appl	icant	Henderson Property 49 Hightown Avenu Newtownabbey		Agent	Clarman Ltd Lineside House Lineside Coalisland BT71 4LP	
Loca	ition	Lands at junction of Belmont Road and Pirrie Road and adjacent to 275 Belmont Road Belfast				
Prop	Proposed neighbourhood shop with petrol filling station facilities, ATM, forecourt canopy and carparking.					
1 The proposal is contrary to Addendum to PPS 6: Areas of Townscape Character in that the proposal, if permitted, will result in harm to Belmont ATC through inappropriate scale, layout and design.						
	2 The proposal is contrary to Planning Policy Statement 1: General Principles in that, if permitted, will result in demonstrable harm to the character of this established residential area.					



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Application	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)					
environr unaccep	al is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential that in that in that it would if permitted result in overdevelopment of the site and would cause ble damage to the character and environmental quality and residential amenity of the area through te scale, form, massing, layout and would result in overlooking and dominance to neighbouring					
Safegua	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	Z/2013/0979/F					
ApplicantT Reynolds14 Upper Lisburn RoadAgentJames McKernan ChBelfastArchitect 31 BeechillBT10 0AABelfastBT8 7PT						
Location	47 Priory Park Belfast BT10 0AE					
Proposal	Single storey garage and store to rear of property, with access off Priory Gardens (Amendeo Plans)					



15						
Application	Ref	Z/2013/1086/A				
Applicant		Quality Tailored	Homes	Office Suite	Agent	Quality Tailored Homes Office Suite
		1 Cranmore Hous 613 Lisburn Roa Belfast BT9 7GT	-			Cranmore House 613 Lisburn Road Belfast BT9 7GT
Location		Office Suite 1 Cranmore Hous 613 Lisburn Roa Belfast BT9 7GT	-			
Proposal		Advertisement a	t 1st floo	or level		
that the inappro	propo priate :	sal if permitted, wo	ould har	m the visual ame and set an unde	enity, character and	trol of outdoor Advertisements in appearance of the area due to r further similar signage, resulting in
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.						ing area due to visual clutter
16						
Application	Ref	Z/2013/1214/F				
Applicant		Fiona Loughrey	C/o ag	ent	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.



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 Le BT12 5HQ	eisure Centre			
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,					

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.