

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

Council Belfast

Date 05/06/2014

ITEM NO	D1			
APPLIC NO	Z/2011/1404/F	Full	DATE VALID	02/12/2011
DOE OPINION	APPROVAL			
APPLICANT	Wastebeater Blackstaff Road Kennedy Way Industrial Estate Belfast BT11 9DT	AGENT	RPS Elmwood House 74 Boucher Road Belfast BT12 6RZ 028 9066 7914	
LOCATION	Wastebeater Offices Blackstaff Road Kennedy Way Industrial Estate Belfast BT11 9DT			
PROPOSAL	Demolition of existing office block and proposed erection of building for use as a waste treatment and transfer facility for non-hazardous waste and ancillary works including weighbridge, offices and concrete hardstanding for access and parking (Amended description and amended Planning Application Certificate received).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	5	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	D2			
APPLIC NO	Z/2012/0426/F	Full	DATE VALID	12/04/2012
DOE OPINION	REFUSAL			
APPLICANT	The McGinnis Group		AGENT	Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX
LOCATION	Wellington Square Annadale Embankment Belfast BT7 3LN			
PROPOSAL	Variation of condition 3 (provision and maintenance of parking spaces) of Z/2006/1623/F by removing reference to drawing no. AL(02)001 Rev.A (revised parking layout at the Boulevard) so that the parking spaces approved on The Boulevard are not required to be provided. (Amended Scheme)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	13	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The application is contrary to PPS3 (Access, Movement and Parking) AMP7 (car Parking and Servicing Arrangements) in that the removal of the condition will leave a shortfall in parking provision, as detailed in the Departments published guidance, that will prejudice road safety, and significantly inconvenience the flow of traffic in Wellington Square.

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ITEM NO	D3			
APPLIC NO	Z/2013/0585/F	Full	DATE VALID	21/05/2013
DOE OPINION	APPROVAL			
APPLICANT	Datura Enterprises Ltd		AGENT	Fleming Mountstephen Planning Ltd The Gasworks 5 Cromac Avenue Belfast BT7 2JA 028 9044 7613
LOCATION	52-54 Boucher Crescent Belfast BT12 6HU			
PROPOSAL	Development to include change of use of existing 2-storey, vacant office building to bulky goods retail use (including cafe) with new extension to rear and new lobby entrance, associated elevational changes, new entrance from Boucher Place to supplement existing entrance from Boucher Crescent, provision of car parking and associated operational development.			
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	D4			
APPLIC NO	Z/2013/0624/F	Full	DATE VALID	05/06/2013
DOE OPINION	APPROVAL			
APPLICANT	Helm Housing c/o agent		AGENT	TSA Planning 29 Linenhall Street Belfast BT2 8AB 02890434333
LOCATION	2 Bellevue Park 79-83 Antrim Road Newtownabbey BT36			
PROPOSAL	Demolition of 4 no existing dwellings on site and erection of 4no replacement dwellings with associated landscaping and site works.			
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	D5			
APPLIC NO	Z/2013/0912/F	Full	DATE VALID	15/08/2013
DOE OPINION	REFUSAL			
APPLICANT	Hagan Homes Ltd c/o agent		AGENT	AMD Architectural Design 8 Canvy Manor Drumnacavy Portadown BT63 5LP 028 3839 8739
LOCATION	462-466 Shore Road Belfast BT15 4HD			
PROPOSAL	Conversion of existing first floor premises to 3no. apartments			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 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, odours, litter and antisocial behaviour from adjacent commercial activity.
- 2 The proposal is contrary to Policy QD 1, Quality in New Residential Development, of Planning Policy Statement 7 (PPS 7) 'Quality Residential Environments' in that the applicant has failed to demonstrate that the proposal will not create conflict with adjacent land uses.

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ITEM NO	D6			
APPLIC NO	Z/2013/1319/F	Full	DATE VALID	08/11/2013
DOE OPINION	APPROVAL			
APPLICANT	Meilan Huang 17 Lisburn Avenue Belfast BT9 7FX		AGENT	
				NA
LOCATION	2 Ventry Street Belfast BT2 7JP			
PROPOSAL	Change of use to hot food takeaway.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	
	3	0	0	
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	D7			
APPLIC NO	Z/2013/1470/F	Full	DATE VALID	18/12/2013
DOE OPINION	REFUSAL			
APPLICANT	Colin Clear 39 Orpen Road Belfast BT10 0BP		AGENT	Jim Ireland Architects Ltd 18 Moss Road Banbridge BT32 5EF
LOCATION	39 Orpen Road Belfast BT10 0BP			
PROPOSAL	Proposed new dwelling with parking to rear of 39 Orpen Road and new access and driveway to the front of No. 39 Orpen Road (amended description and address)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 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 unacceptable damage to the character of the area by reason of overdevelopment of the site due to inappropriate siting, layout, scale, form, massing and design. The proposal, if permitted, would also fail to provide adequate amenity space and would cause unacceptable damage to the residential amenity of existing residents by reason of dominance.
- 2 The proposal is contrary to Policy LC 1 of the Addendum to PPS 7: Safeguarding the Character of Established Residential Areas, in that it will increase the density of dwellings on this site in comparison to that found in the established residential area and the pattern of development is out of keeping with the overall character and environmental quality of the established residential area.