

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.
- 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 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.
- 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 Heights and north of Moyard Crescent

> Belfast **BT13**

Proposal Proposed site for residential development, new access and ancillary site works.

4

Application Ref Z/2012/1162/F

Dr and Ms Manning and Burns 35 Consarc Design Group The Gas **Applicant** Agent

Office

Bridgefield Avenue Wilmslow 4 Cromac Quay Cheshire Ormeau Road SK9 2JS Belfast BT7 2JD

Location Lands Adjacent to 15 Osborne Park

> Belfast BT9 6JN

Proposal Proposed 2 storey dwelling (Amended Proposal)

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

Macrae Hanlon Spence Architects 2 **Applicant** Carncastle Properties Ltd 24 Main Agent

Street Bellsbridge Office Park Hilltown 100 Ladas Drive **BT34 5UH** 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



6

Application Ref Z/2012/1386/F

Applicant J J Magee 286 Cliftonville Road Agent N Hudson 533 Oldpark Road

Belfast
BT14 6LE
BT14 6QU

Location 286 Clifonville 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

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.



8

Application Ref Z/2013/0012/F

Applicant Queen's University Belfast Estates Agent

Fleming Mountstephen Planning

Belfast

BT7 2JA

Department Level 5 Admin Building

The Gasworks 5 Cromac Avenue

Belfast 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 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: Safegauding the character of established residential areas in that in would, if permitted, result in poor outlook for prospective residents.

9

Application Ref Z/2013/0785/F

Applicant Not provided Agent RPP Architects Ltd 155-157

Donegall Pass Belfast BT7 1DT

Location 37-43b Upper Lisburn Road

Belfast

Proposal Residential development of 16 no units of semi-detached and terraced houses, with associated

roads and landscaping



10

Application Ref Z/2013/0913/F

Applicant Hagan Homes Ltd c/o agent Agent AMD Architectural Design 8 Canvy

Manor Drumnacanvy Portadown BT36 5LP

Location 448a -450 Shore Road

Belfast BT15 4HD

Proposal Conversion of existing first floor premises 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.
- 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.

11

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 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.



12

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.

13

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).

14

Application Ref Z/2013/1400/F

Applicant Young Heather c/o Agent Inset Architecture & Planning Ltd

11 Knightsbridge Park Titanic Suites

Belfast 55-59 Adelaide Street
BT9 5EH Belfast

BT2 8FE

Location 11 Knightsbridge Park

Belfast BT9 5EH

Proposal 2 storey rear extension and additional 1st floor window to front of dwelling.

1 The proposal is contrary to Policy EXT 1 Residential Extensions and Alterations in that the scale and massing of the proosal will detract from the appearance and character of the surrounding area.

2 The proposal is contrary to Policy EXT 1 Residential Extensions and Alterations in that the proposal poses an overbearing and dominant impact upon the amenity of No 28 Hillside crescent.



15

Application Ref Z/2013/1412/F

Applicant C Greer c/o agent Agent Des Ewing Residential Architects

The Studio 13 Bangor Road Holywood BT18 0NU

Location 11 Malone Park

Belfast BT9 6NH

Proposal Two storey rear extension and erection of new garage with entrance gates(Amended Plans)

16

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.

17

Application Ref Z/2014/0282/F

ApplicantJm Thornleigh Ltdc/o agentAgentHalliday Ramsey 10 High Street

Holywood BT18 9AZ

Location 104-108 Barnetts Road

Belfast BT5 7BG

Proposal The proposal is for 1 detached dwelling and 12 semi-detached dwellings

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 would set an undesirable precedent for similar development in the area. The proposal, if permitted, would also fail to provide adequate amenity space and would cause unacceptable damage to the residential amenity of existing residents in Thornhill Grove by reason of dominance and overlooking.



18

Application Ref Z/2014/0401/F

Halliday Ramsay 10 High Street **Applicant** Anglo Irish Property Co. Ltd c/o Agent

> Holywood agent

BT18 9A7

Location Land adjacent to McKinney House

Musgrave Park Malone Lower **Belfast** BT9 7HZ

Proposal 35 apartments over 6 floors with associated landscaping and car parking

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 layout and design.

19

Application Ref Z/2014/0455/F

Little Wing c/o agent **Applicant** TAS Planning 29 Linenhall Street Agent

Belfast **BT2 8AB**

46-48 Stranmillis Road Location

Belfast

Proposed change of use (with associated works) from Class A2 premises to restaurant use **Proposal**

including new external deck and seating area to front and side, extract chimney to the front and

bin store to rear.

The proposal is contrary to the Departments' Planning Policy Statement 5 'Retailing and Town Centres and associated Guidance Note 5A: Control of Restaurants and Cafe's - Stranmillis Road in that it would, if permitted, result in a proliferation of such uses in the locality, thereby bringing about a detrimental change in the character and amenity of the area and would undermine the vitality and viability of the Stranmillis local centre.