

Council Deferred items still under consideration Area :- Belfast

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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, 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.

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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

Applicant Dr and Ms Manning and Burns 35 **Agent** Consarc Design Group The Gas
Bridgefield Avenue
Wilmslow
Cheshire
SK9 2JS
Office
4 Cromac Quay
Ormeau Road
Belfast
BT7 2JD

Location Lands Adjacent to 15 Osborne Park
Belfast
BT9 6JN

Proposal Proposed 2 storey dwelling (Amended Proposal)

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.

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Application Ref Z/2012/1330/F

Applicant Carncastle Properties Ltd 24 Main **Agent** Macrae Hanlon Spence Architects 2
Street
Hilltown
BT34 5UH
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

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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.

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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.

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Application Ref	Z/2013/0012/F		
Applicant	Queen's University Belfast Estates Department Level 5 Admin Building Belfast BT7 1NN	Agent	Fleming Mountstephen Planning The Gasworks 5 Cromac Avenue Belfast 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 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 in would, if permitted, result in poor outlook for prospective residents.

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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		

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Application Ref Z/2013/0913/F

Applicant Hagan Homes Ltd c/o agent **Agent** AMD Architectural Design 8 Canvy Manor
Drumnacanny
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.

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Application Ref Z/2013/0972/F

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

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.

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Application Ref Z/2014/0401/F
Applicant Anglo Irish Property Co. Ltd c/o agent **Agent** Halliday Ramsay 10 High Street
Holywood
BT18 9AZ
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

- 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 layout and design.

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Application Ref Z/2014/0455/F
Applicant Little Wing c/o agent **Agent** TAS Planning 29 Linenhall Street
Belfast
BT2 8AB
Location 46-48 Stranmillis Road
Belfast
Proposal Proposed change of use (with associated works) from Class A2 premises to restaurant use including new external deck and seating area to front and side, extract chimney to the front and bin store to rear.

- 1 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.