

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

Council Belfast

Date 6/19/14

ITEM NO	D1			
APPLIC NO	Z/2013/0944/F	Full	DATE VALID	8/16/13
DOE OPINION	REFUSAL			
APPLICANT	Henderson Property Group PO Box 49 Hightown Avenue Newtownabbey	AGENT	Clarman Ltd Lineside House Lineside Coalisland BT71 4LP 028 8774 7900	
LOCATION	Lands at junction of Belmont Road and Pirrie Road and adjacent to 275 Belmont Road Belfast			
PROPOSAL	Proposed neighbourhood shop with petrol filling station facilities, ATM, forecourt canopy and carparking.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	236	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Addendum to PPS 6: Areas of Townscape Character in that the proposal, if permitted, would introduce an unacceptable landuse at this location as the associated activities, infrastructure and layout will have an adverse impact on the character of the Belmont ATC and would detract from the unique character of this established residential area. The associated activities would have the potential to adversely impact on existing residential amenity by way of noise, nuisance and general disturbance.
- 2 The proposal is contrary to Planning Policy Statement 1: General Principles in that, if permitted, result in demonstrable harm to interests of acknowledged importance as it would introduce an unacceptable landuse at this location, with its associated activities, infrastructure and layout and would detract from the character of this established residential area. The associated activities would have the potential to adversely impact on existing residential amenity by way of noise, nuisance and general disturbance.

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ITEM NO	D2			
APPLIC NO	Z/2013/1086/A	Advertiseme	DATE VALID	9/30/13
DOE OPINION	REFUSAL			
APPLICANT	Quality Tailored Homes Office Suite 1 Cranmore House 613 Lisburn Road Belfast BT9 7GT	AGENT	Quality Tailored Homes Office Suite 1 Cranmore House 613 Lisburn Road Belfast BT9 7GT 028 9261 9328	
LOCATION	Office Suite 1 Cranmore House 613 Lisburn Road Belfast BT9 7GT			
PROPOSAL	Advertisement at 1st floor level			
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 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.