

**Belfast Council**

**Applications for Planning Permission**

**and**

**Applications deferred from previous meetings**

**9/4/14**

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

**Council Belfast**

**Date 9/4/14**

**ITEM NO** 1  
**APPLIC NO** Z/2008/2205/F Full **DATE VALID** 10/27/08  
**DOE OPINION** **APPROVAL**  
**APPLICANT** Landor Properties Limited 6 **AGENT** TSA Planning 29  
 Hope Street Linenhall Street  
 Castletown Belfast  
 IM9 1AS BT2 8AB  
 028 90 434333

**LOCATION** 5, 6, 7 Little Victoria Street, BT2 7JH and 23-29 Bruce Street, BT2 7JD

**PROPOSAL** Proposed office and retail development over 12 floors. Associated siteworks and roadworks. (Amended scheme reduced by two storeys)

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	1	0	0		0	
			<b>Addresses</b>		<b>Signatures</b>	
			0	0	0	0

**ITEM NO** 2  
**APPLIC NO** Z/2010/0767/F Full **DATE VALID** 6/8/10  
**DOE OPINION** **APPROVAL**  
**APPLICANT** The Care Circle Group C/o **AGENT** Turley Associates  
 Agent Hamilton House  
 Joy Street  
 Belfast  
 BT2 8LE  
 028 90 723900

**LOCATION** 170 Upper Malone Road, Belfast, BT17 9EH.

**PROPOSAL** Proposed nursing home -specialist elderly mentally infirm unit with ancillary works. (Reduced scheme to 45 bedrooms) Amended Scheme

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	44	0	1		0	
			<b>Addresses</b>		<b>Signatures</b>	
			2	3	0	0

**DEPARTMENT OF ENVIRONMENT**  
**PLANNING (NI) ORDER 1991**  
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<b>ITEM NO</b>	<b>3</b>			
<b>APPLIC NO</b>	Z/2013/0595/F	Full	<b>DATE VALID</b>	5/28/13
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Martin Briggs c/o Centra		<b>AGENT</b>	McNally Morris Architects 82 Stranmillis Road Belfast BT9 5AD 028 9020 0891
<b>LOCATION</b>	Centra at 160 Cliftonville Road Belfast BT14 6LA			
<b>PROPOSAL</b>	Ground floor extension to existing retail premises to provide additional entrance lobby, storage and retail areas.(Amended plans)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>4</b>			
<b>APPLIC NO</b>	Z/2013/0841/O	Outline	<b>DATE VALID</b>	7/23/13
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Orby Properties c/o agent		<b>AGENT</b>	AMD Architectural Design 8 Canvy manor Drumncanvy Portadown BT63 5LP 02838 398739
<b>LOCATION</b>	120-128 Orby Drive Belfast BT5 6BB			
<b>PROPOSAL</b>	Proposed development of 19no 2 bedroom apartments with associated site works			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

**DEPARTMENT OF ENVIRONMENT**  
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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>5</b>			
<b>APPLIC NO</b>	Z/2013/0939/F	Full	<b>DATE VALID</b>	8/21/13
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Macnaughton Blair Ltd 10 Falcon Road Belfast BT12 6RD		<b>AGENT</b>	Alan Patterson Design LLP Darragh House 112 Craigdarragh Road Helens Bay BT19 1UB 028 9185 2582
<b>LOCATION</b>	72 Knockbreda Road and Nos.1 3 5 7 9&11 Flush Drive Ballnafoy Belfast BT60JB			
<b>PROPOSAL</b>	Proposed demolition of derelict flats and garages at Nos. 1,3,5,7,9,&11 Flush Drive and erection of a new boundary wall and erection of two covered storage areas forming an extension to the existing building supplies storage yard. (Further Information Received)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	18	0	1	0
			<b>Addresses</b>	<b>Signatures</b>
			3	4
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposed development is unacceptable in that insufficient information has been submitted to enable the Department to make an informed decision.
- 2 The proposal is contrary to PPS1: General Principles in that the proposed extension would, if permitted, introduce into the residential street an incompatible use, which would, harm the living conditions of the occupants of the surrounding residential properties by reason of additional noise, nuisance and general disturbance and would impact on the character and appearance of the residential street by introducing an unacceptable commercial form of development.

**DEPARTMENT OF ENVIRONMENT**  
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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>6</b>			
<b>APPLIC NO</b>	Z/2013/1333/F	Full	<b>DATE VALID</b>	11/14/13
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Belfast Health and Social Care Trust Trust Headquarters A Floor Belfast City Hospital Belfast BT9 7AB		<b>AGENT</b>	RPP Architects Ltd 155-157 Donegall Pass Belfast BT7 1DT  028 9024 5777
<b>LOCATION</b>	Belfast City Hospital 51 Lisburn Road Belfast. (Site bounded by Coolmore Street and Dunluce Avenue car park of NI Blood Transfusion Service and Glenview Building) BT9 7AB			
<b>PROPOSAL</b>	Demolition of existing hospital/vacant buildings and construction of replacement acute mental health inpatient facility, car parking, re-alignment of access roads and associated operational development.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

**DEPARTMENT OF ENVIRONMENT**  
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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>7</b>			
<b>APPLIC NO</b>	Z/2013/1465/F	Full	<b>DATE VALID</b>	12/16/13
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	GMK Construction c/o agent		<b>AGENT</b>	Site Express 45 Church View Holywood BT18 9DP 02890427135
<b>LOCATION</b>	2 Claremont Mews Belfast BT9 6AU			
<b>PROPOSAL</b>	Proposed apartment block for 6 apartments with ground floor parking (Amended Scheme)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	53	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to policy BH11 of Planning Policy Statement 6, Planning, Archaeology and the Built Heritage in that if permitted would adversely affect the wider setting of the listed buildings at Nos 47-43 and Nos 35-31 University Road by reason of the use of unsympathetic building materials which are out of keeping with those found on the listed buildings.
- 2 The proposal is contrary to Policy QD1 (a) of the Department's Planning Policy Statement (PPS) 7: Quality Residential Environments in that, the development fails to respect the surrounding context and would result in an unacceptable development by reason of an inappropriate layout, scale, proportions, massing and appearance of the building. The proposal would also cause unacceptable damage to surrounding residential amenity and have an overbearing effect.
- 3 The proposal is contrary to Development Control Advice Note (DCAN) 8: Housing in existing Urban Areas in that the development, if permitted, would result in a detrimental backland development.

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<b>ITEM NO</b>	<b>8</b>			
<b>APPLIC NO</b>	Z/2013/1480/F	Full	<b>DATE VALID</b>	12/19/13
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Lagan Homes Ltd c/o agent		<b>AGENT</b>	Turley Associates 3 Joy Street Belfast BT2 8LE 028 9072 3900

**LOCATION** Land South of no 2 Mill Valley Place and East of no 11 Mill Valley Crescent  
Mill Valley Road  
Ligoniel  
Belfast

**PROPOSAL** Erection of 12no dwellings, landscaping and associated site works

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 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 unacceptable damage to the environmental quality of the area through lack of buffer planting along the settlement developemnt limit.
- 2 The proposal is contrary to Planning Policy Statement 1: General Principles in that the development, if permitted, will result in demonstrable harm to the interests of acknowledged importance.

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<b>ITEM NO</b>	<b>9</b>			
<b>APPLIC NO</b>	Z/2014/0020/F	Full	<b>DATE VALID</b>	1/7/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Botl Wine and Spirits Merchants Ltd Unit 3 Meadows Industrial Complex 5/7 Boucher Road Belfast BT12 6HR		<b>AGENT</b>	Bryson Architects Ltd Lynden Gate 50 Knockbreda Road Belfast BT6 0JB  02890648111
<b>LOCATION</b>	361 Ormeau Road Belfast BT7 3GL			
<b>PROPOSAL</b>	Change of use from off-licence and store and office to restaurant/hot food use including new extract ventilation ductwork to rear (Amended Plans)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

<b>ITEM NO</b>	<b>10</b>			
<b>APPLIC NO</b>	Z/2014/0200/F	Full	<b>DATE VALID</b>	2/17/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	McKenzies NI Ltd 78-84 Duncrue Street Belfast BT3 9AR		<b>AGENT</b>	da architects ltd Unit 1 10 Redlands Crescent Port of Larne Business Park Larne BT40 1FF  028 28269502
<b>LOCATION</b>	76-86 Duncrue Street Belfast BT3 9AR			
<b>PROPOSAL</b>	ADDITIONAL EWC CODES TO EXISTING APPROVAL Z/2012/0255/F			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0



**DEPARTMENT OF ENVIRONMENT**  
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<b>ITEM NO</b>	<b>11</b>			
<b>APPLIC NO</b>	Z/2014/0208/F	Full	<b>DATE VALID</b>	2/17/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Gerard Stow c/o agent		<b>AGENT</b>	Peter J Morgan 17 Glengoland Crescent Dunmurry BT17 0JG
<b>LOCATION</b>	Garden to the rear of 26 Marlborough Park South Lisburn Road Belfast BT9			
<b>PROPOSAL</b>	Proposed new 2 storey dwelling.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	3	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>12</b>			
<b>APPLIC NO</b>	Z/2014/0326/F	Full	<b>DATE VALID</b>	3/10/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mr Niall O'Hare		<b>AGENT</b>	www.niplanningpe rmission.co.uk 31 Grange Park Dunmurry BT170AN 07851082912
<b>LOCATION</b>	14 Cricklewood Park Stranmillis Belfast BT9 5GU			
<b>PROPOSAL</b>	Demolition of garage & proposed double storey rear/side extension. (Amended plans)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	2	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

**DEPARTMENT OF ENVIRONMENT**  
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<b>ITEM NO</b>	<b>13</b>			
<b>APPLIC NO</b>	Z/2014/0355/F	Full	<b>DATE VALID</b>	3/14/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	BJN Associates Peter Jackson 15 Cleland Park North Bangor BT20 3EN		<b>AGENT</b>	Sarah Macauley Architect 96 Orby Drive BT5 6AG 07847344821
<b>LOCATION</b>	36 Belmont Road Belfast BT4 2AN			
<b>PROPOSAL</b>	Ground floor restaurant - application for change of use and addition of extract flue to rear of property. (retrospective) (Acoustic Report received)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	4	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>14</b>			
<b>APPLIC NO</b>	Z/2014/0448/F	Full	<b>DATE VALID</b>	4/3/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Corcrair Enterprises Ltd 85 Francis Street Lurgan BT66 6DN		<b>AGENT</b>	Donnan Ward Limited 12 Malory Gardens Lisburn BT28 3JX 02892603871
<b>LOCATION</b>	22 to 23 Shaftesbury Square Belfast BT2 7DB			
<b>PROPOSAL</b>	Change of use of ground floor of No. 23 to amusement arcade including extension and frontage alterations to allow for amalgamation with No. 22 (Amended description and plans).			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>15</b>			
<b>APPLIC NO</b>	Z/2014/0475/F	Full	<b>DATE VALID</b>	4/7/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Department for Social Development		<b>AGENT</b>	URS Beechill House Beechill Road Belfast BT8 7RP 028 9070 8429
<b>LOCATION</b>	Lake Glen Avenue Ballymurphy Belfast Co. Antrim BT11 8FE			
<b>PROPOSAL</b>	Asphalt resurfacing and installation of new drainage services (Amended plans).			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	
	2	0	0	
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>16</b>			
<b>APPLIC NO</b>	Z/2014/0586/F	Full	<b>DATE VALID</b>	5/2/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Apex Housing c/o agent		<b>AGENT</b>	McGirr Architects Ltd 670 Ravenhill Road Belfast BT6 0BZ 028 9064 8880
<b>LOCATION</b>	Lands on McClure Street to include land south of railway and north of Powerscourt Place between 10 Cameron Street and 85 Ormeau Road Belfast BT7 1SH			
<b>PROPOSAL</b>	Construction of 20no 5 person 3bed and 7no 3person 2bed social housing dwellings with associated landscaping			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to the Departments Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation in that the development would, if permitted, result in the loss of existing open space and therefore adversely affect the environmental quality and character of the area.
- 2 The proposal is contrary to the draft Belfast Metropolitan Area Plan 2015 which has reached an advanced stage of preparation, in that the site is identified as open space and the development if permitted, would be premature in that it would be contrary to the provisions of the plan.
- 3 The proposal is contrary to the Department's Planning Policy Statement 1: General Principles in that insufficient and adequate information has been provided to demonstrate a satisfactory methodology in the identification and mitigation of the unacceptable risks posed by contamination of the site.

**DEPARTMENT OF ENVIRONMENT**  
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<b>ITEM NO</b>	<b>17</b>			
<b>APPLIC NO</b>	Z/2014/0604/F	Full	<b>DATE VALID</b>	5/7/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Tealrock Properties Ltd c/o architect		<b>AGENT</b>	Mullan Architects 80 Orchardville Crescent Belfast BT10 0JT 07743181526
<b>LOCATION</b>	18 Dundela Avenue Belfast BT4 3BQ			
<b>PROPOSAL</b>	Amendments to previous approval Z/2008/1944/F demolition of existing dwelling and erection of 1no block of 3 storey apartments consisting of 6no 2 bed units with incurtilage secure parking to rear			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	3	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

**DEPARTMENT OF ENVIRONMENT**  
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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>18</b>			
<b>APPLIC NO</b>	Z/2014/0618/F	Full	<b>DATE VALID</b>	5/12/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Queens University Belfast Estates Department Level 5 Admin Building QUB Belfast BT7 1NN	<b>AGENT</b>	Fleming Mounstephen Planning The Gasworks 5 Cromac Avenue Belfast BT7 2JA 028 9044 7613	
<b>LOCATION</b>	Site comprising the Queen's University Science Library at 12 Lennoxvale dwelling (vacant) at 14a Lennoxvale and service access to south and east of Queen's University Architecture Building 15 Chlorine Gardens Belfast BT9			
<b>PROPOSAL</b>	Demolition of Science Library, 14a Lennoxvale, sub-station, associated steps and ramp and Science Library boundary wall on St Ives Gardens, relocation of external fire access from side to rear elevation of Architecture Building and development of new School of Biological Sciences Building (providing 11,165m2 of floorspce on 3-5 levels for teaching, research, offices, study areas and laboratories), landscaped pedestrian link between Chlorine Gardens and Lennoxvale, new, relocated service access to basement level from Lennoxvale and associated operational development including cycle parking, lighting, CCTV and landscaping			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	17	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

**DEPARTMENT OF ENVIRONMENT**  
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<b>ITEM NO</b>	<b>19</b>			
<b>APPLIC NO</b>	Z/2014/0619/DCA	Demolition w	<b>DATE VALID</b>	5/12/14
<b>DOE OPINION</b>	<b>CONSENT</b>			
<b>APPLICANT</b>	Queens University Belfast Estates Department Admin Building Level 5 Belfast BT7 1NN	<b>AGENT</b>	Fleming Mounstephen Planning The Gasworks 5 Cromac Avenue Belfast BT7 2JA 028 9044 7613	
<b>LOCATION</b>	Site Comprising the Queen's University Science Library at 12 Lennoxvale Dwelling (vacant) at 14a Lennoxvale and service access to south and east of Queens University Architecture Building 15 Chlorine Gardens Belfast BT9			
<b>PROPOSAL</b>	Demolition of Science Library, 14a Lennoxvale, sub-station associated steps and ramp and Science Library Boundary wall on St Ives Gardens (for the development of the School of Biological Sciences)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	15	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

**DEPARTMENT OF ENVIRONMENT**  
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<b>ITEM NO</b>	<b>20</b>		
<b>APPLIC NO</b>	Z/2014/0679/F	Full	<b>DATE VALID</b> 5/22/14
<b>DOE OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Anvil Point Business Units	<b>AGENT</b>	Coogan & Co. Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG 028 9030 1130

**LOCATION** 86a Tildarg Street  
Ballymacarret  
Belfast

**PROPOSAL** Proposed erection of a single block of 7No. apartments including car parking and landscaping

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>		<b>SUP Letters</b>		<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	11	0	2	0	Addresses	Signatures	Addresses	Signatures
			42	44	0	0		

- 1 The proposal is contrary to policy QD1(c) of the Department's Planning Policy Statement 7 in that the proposed development does not include adequate provision for private amenity space.
- 2 The proposal is contrary to policy QD1(h) of the Department's Planning Policy Statement 7: Quality Residential Environments and DCAN 8 in that the proposed dwelling if permitted would pose unacceptable damage to residential amenity through an inappropriate layout which poses dominance, overshadowing and overlooking due to insufficient separation distance.
- 3 The proposal is contrary to Policy QD1(a) of the Department's Planning Policy Statement 7 (Quality Residential Environments) and Policy ATC(1) of the Departments Addendum Planning Policy Statement 6 (Area of Townscape Character) in that the development would, if permitted detract from the local character of this area as its scale, form, proportions and massing are not in sympathy with the characteristic built form of the area and through an inappropriate layout resulting in detrimental backland development.



**DEPARTMENT OF ENVIRONMENT**  
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<b>ITEM NO</b>	<b>21</b>			
<b>APPLIC NO</b>	Z/2014/0696/O	Outline	<b>DATE VALID</b>	5/27/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Colin Magee 1 Earlswood Road Ballyhackamore Belfast BT4 3DY	<b>AGENT</b>	Colin McAuley Planning 2 Millreagh Dundonald Belfast BT16 1TJ 07759 485036	
<b>LOCATION</b>	Lands to the side and rear of 1 Earlswood Road Ballyhackamore Belfast			
<b>PROPOSAL</b>	Demolition of existing garage and erection of detached 2-bed dwelling			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	3	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
1	The proposal is contrary to the Policy ATC 2 of the Department's Planning Policy Statement 6, (Addendum) Areas of Townscape Character, in that, the development if permitted would have an adverse impact on the character of the proposed ATC.			
2	The proposal is contrary to the Department's Planning Policy Statement 7, Quality Residential Environments. The proposal with regard to QD1 would result in the unacceptable damage to the local character, environmental quality and residential amenity of the area.			
3	The proposal is contrary to the Department's Planning Policy Statement 7, (Addendum) Residential Extensions and Alterations. The proposal would not be in adherence with Policy EXT 1, as the scale, massing and design would not be sympathetic with the built form and appearance of the existing property (1 Earlswood Road), and would detract from the appearance and character of the surrounding area. The proposal would also have a detrimental impact on the privacy and amenity of the neighbouring residents as the outlook would be towards the rear of the existing properties on Earlswood Road.			
4	The proposal is contrary to the Department's Planning Policy Statement 7, (Addendum) Safeguarding the Character of Established Residential Areas. The proposal fails to adhere to Policy LC1 in that the proposed density is significantly higher than that found in the established residential area, and the pattern of development is not in keeping with the overall character and environmental quality of the established residential area.			
5	The proposal is contrary to the Department's Development Control Advice Note 8, Housing in Existing Urban Areas. The proposal fails to meet the tests outlined for back land development.			

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**APPLICATIONS FOR PLANNING PERMISSION**

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<b>ITEM NO</b>	<b>22</b>			
<b>APPLIC NO</b>	Z/2014/0734/F	Full	<b>DATE VALID</b>	6/2/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Arnie Stevenson c/o agent		<b>AGENT</b>	Quarry Design Studio 1 Kensington Gardens Farmhill Road Hollywood BT18 0AQ 07824663809
<b>LOCATION</b>	6 Ormiston Gardens Belfast			
<b>PROPOSAL</b>	Proposed single storey and two storey extension to rear of dwelling and detached garage (Amended Plans)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>23</b>			
<b>APPLIC NO</b>	Z/2014/0756/F	Full	<b>DATE VALID</b>	6/5/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	McKeever c/o agent		<b>AGENT</b>	McGarry-Moon Architects 9 Fallahogey Road Kilrea BT51 5ST 02829542323
<b>LOCATION</b>	152 Malone Road Belfast BT9 5LJ			
<b>PROPOSAL</b>	Demolition of rear extension and shed, new single storey extension, widened vehicular access and new electric gates (additional information garden section)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	1	0
			<b>Addresses</b>	<b>Signatures</b>
			3	4
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>24</b>				
<b>APPLIC NO</b>	Z/2014/0758/LBC	Listed Building	<b>DATE VALID</b>	6/5/14	
<b>DOE OPINION</b>	<b>CONSENT</b>				
<b>APPLICANT</b>	McKeever c/o agent		<b>AGENT</b>	McGarry-Moon Architects 9 Fallahogey Road Kilrea BT51 5ST 02829542323	
<b>LOCATION</b>	152 Malone Road Belfast BT9 5LJ				
<b>PROPOSAL</b>	Demolition of existing extension and shed, new rear single storey extension, widened vehicular access and new electric gates				
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>	
	0	0	0	0	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b> <b>Signatures</b>
			0	0	0 0

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<b>ITEM NO</b>	<b>25</b>				
<b>APPLIC NO</b>	Z/2014/0762/F	Full	<b>DATE VALID</b>	6/6/14	
<b>DOE OPINION</b>	<b>APPROVAL</b>				
<b>APPLICANT</b>	B Murtagh c/o agent		<b>AGENT</b>	Paul Moran Architect 18b Drumsamney Road Desertmartin BT45 5LA 07775996171	
<b>LOCATION</b>	15 Hazelwood Park Newtownabbey BT36 7QB				
<b>PROPOSAL</b>	Retrospective application for single storey rear extension , rear dormer and replacement of front windows. (Amended plans)				
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>	
	1	0	0	0	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b> <b>Signatures</b>
			0	0	0 0

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<b>ITEM NO</b>	<b>26</b>			
<b>APPLIC NO</b>	Z/2014/0804/F	Full	<b>DATE VALID</b>	6/17/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Keg Co. (NI) Ltd 108 Glen Road Belfast BT11 8BH		<b>AGENT</b>	ARTA The Garden Studio 76 Lansdowne Road Belfast BT15 4AA 07711747226
<b>LOCATION</b>	The Glenowen Inn 108 Glen Road Belfast BT11 8BH			
<b>PROPOSAL</b>	Provision for an off-sales within the curtilage of the existing premises.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	
	1	0	0	
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>27</b>			
<b>APPLIC NO</b>	Z/2014/0822/A	Advertiseme	<b>DATE VALID</b>	6/20/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	JCDecaux c/o agent	<b>AGENT</b>	Strategic Planning 1 Pavillions Office Park Kinnegar Drive Holywood BT18 9JQ 02890425222	

**LOCATION** Adjacent to 1 Farnham Street on the gable of 144-146 Ormeau Road  
Belfast  
BT7 2FL

**PROPOSAL** Retention of 1 non-illuminated advertisement

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>	
	0	0	0		0	
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b>	<b>Signatures</b>
			0	0	0	0

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that if permitted, would harm the visual amenity, character and appearance of the area due to inappropriate scale and proportions, and would have an adverse impact on the visual amenity of the area by virtue of visual clutter created by a proliferation of existing advertisements along this section of the Ormeau Road.
- 2 The proposal is also contrary to Policy ATC3 of Addendum to Planning Policy Statement 6 in that it does not maintain the overall character and appearance of the Lower Ormeau Road Area of Townscape Character, BT 060.

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<b>ITEM NO</b>	<b>28</b>			
<b>APPLIC NO</b>	Z/2014/0840/F	Full	<b>DATE VALID</b>	6/24/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Anjali Kusurkar 29 Greystone Park Belfast BT9 6UP		<b>AGENT</b>	Kieran Gilmour 14 Glebe Road Ballynarry Strangford BT30 7AW 07866389973
<b>LOCATION</b>	29 Greystone Park Belfast BT9 6UP			
<b>PROPOSAL</b>	Replace garage, two storey extension and sunroom to rear of dwelling			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	
	1	0	0	
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

<b>ITEM NO</b>	<b>29</b>			
<b>APPLIC NO</b>	Z/2014/0881/F	Full	<b>DATE VALID</b>	6/26/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	The Michael Moreland Pension Fund c/o agent		<b>AGENT</b>	Clyde Shanks Ltd 5 Oxford Street Belfast BT1 3LA 02890 439393
<b>LOCATION</b>	Unit 11 Ormeau Bakery 307-341 Ormeau Road Belfast BT7 3GB			
<b>PROPOSAL</b>	Proposed change of use from convenience and retail services use to charity shop			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	
	1	0	0	
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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**APPLICATIONS FOR PLANNING PERMISSION**

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<b>ITEM NO</b>	<b>30</b>				
<b>APPLIC NO</b>	Z/2014/0901/F	Full	<b>DATE VALID</b>	7/2/14	
<b>DOE OPINION</b>	<b>APPROVAL</b>				
<b>APPLICANT</b>	Mr & Mrs D McLarnon		<b>AGENT</b>	Dee Agnew 123 Old Hollywood Road Belfast BT4 2HQ 07779127236	
<b>LOCATION</b>	25 Viewfort Park Old Forge Dunmurry BT17 9JY				
<b>PROPOSAL</b>	2 1/2 storey replacement dwelling, garage & site works				
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>
	1	1	0		0
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b> <b>Signatures</b>
			0	0	0

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<b>ITEM NO</b>	<b>31</b>				
<b>APPLIC NO</b>	Z/2014/0904/F	Full	<b>DATE VALID</b>	7/3/14	
<b>DOE OPINION</b>	<b>APPROVAL</b>				
<b>APPLICANT</b>	P Ryan c/o agents		<b>AGENT</b>	McCready Architects 8 Market Place Lisburn BT28 1AN 028 9266 2357	
<b>LOCATION</b>	4 Marlborough Park Cross Avenue Belfast BT9 6HQ				
<b>PROPOSAL</b>	Renovation, alterations and single storey extension (to rear) of dwelling (Amended plans)				
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>		<b>SUP Petitions</b>
	1	0	0		0
			<b>Addresses</b>	<b>Signatures</b>	<b>Addresses</b> <b>Signatures</b>
			0	0	0

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<b>ITEM NO</b>	<b>32</b>			
<b>APPLIC NO</b>	Z/2014/0917/F	Full	<b>DATE VALID</b>	7/4/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Maureen McGivern 95 Greystown Avenue Belfast BT9 6UH		<b>AGENT</b>	Kevin Fennell Design 2A Dorchester Park Belfast BT9 6RH 07774420858
<b>LOCATION</b>	95 Greystown Avenue Belfast BT9 6UH			
<b>PROPOSAL</b>	Single storey rear extension			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	
	1	0	0	
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0



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<b>ITEM NO</b>	<b>33</b>			
<b>APPLIC NO</b>	Z/2014/0945/F	Full	<b>DATE VALID</b>	7/10/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	M Agnew 23 Sintonville Avenue Belfast BT5 5DG		<b>AGENT</b>	Micah T Jones Architect 13 Gilnahirk Road Belfast BT5 7DA 07746504335
<b>LOCATION</b>	4 Brandon Parade Belfast BT4 1JH			
<b>PROPOSAL</b>	Proposed new 3 storey dwelling			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7' Quality Residential Environments' in that the proposal would, if permitted, result in overdevelopment of a restricted site due to its inappropriate siting, layout, scale, form, massing and design causing unacceptable damage to the character and appearance of the area, and fails to provide adequate private amenity space.
- 2 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7' Quality Residential Environments' in that the proposal would, if permitted, result in unacceptable damage to the amenity of adjoining residents by reason of it's overbearing impact, dominance and overshadowing.

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<b>ITEM NO</b>	<b>34</b>			
<b>APPLIC NO</b>	Z/2014/0967/F	Full	<b>DATE VALID</b>	7/17/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Kerri McConnell 2 Marguerite Park Belfast BT10 0HF		<b>AGENT</b>	Michael Small 24 Brooke Hall Belfast BT8 6WB 07977534132
<b>LOCATION</b>	2 Marguerite Park Belfast BT10 0HF			
<b>PROPOSAL</b>	Proposed rear 2 storey extension and alterations to existing dwelling house			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0