

## Council Deferred items still under consideration Area :- Belfast

1

**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.

2

**Application Ref** Z/2010/0767/F  
**Applicant** The Care Circle Group C/o Agent **Agent** Turley Associates Hamilton House  
Joy Street  
Belfast  
BT2 8LE  
**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

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.

## Council Deferred items still under consideration Area :- Belfast

4

**Application Ref** Z/2012/1330/F

**Applicant** Carncastle Properties Ltd 24 Main Street  
Hilltown  
BT34 5UH

**Agent** Macrae Hanlon Spence Architects 2  
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

5

**Application Ref** Z/2012/1428/DCA

**Applicant** Queen's University Belfast Estates Department  
Level 5  
Administration 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 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.

## Council Deferred items still under consideration Area :- Belfast

6

**Application Ref** Z/2013/0012/F

<b>Applicant</b>	Queen's University Belfast Estates Department Level 5 Admin Building Belfast BT7 1NN	<b>Agent</b>	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.

## Council Deferred items still under consideration Area :- Belfast

7

**Application Ref** Z/2013/0939/F

**Applicant** Macnaughton Blair Ltd 10 Falcon Road  
Belfast  
BT12 6RD

**Agent** Alan Patterson Design LLP Darragh House  
112 Craigdarragh Road  
Helens Bay  
BT19 1UB

**Location** 72 Knockbreda Road and Nos.1  
3  
5  
7  
9&11 Flush Drive  
Ballnafoy  
Belfast  
BT60JB

**Proposal** 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)

- 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.

8

**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 4 No 2 bed apartments, 5 detached dwellings, new access and associated car parking/landscaping and ancillary works. (Amended scheme)

- 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 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.

## Council Deferred items still under consideration Area :- Belfast

9

**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).

10

**Application Ref** Z/2013/1465/F

**Applicant** GMK Construction c/o agent      **Agent** Site Express 45 Church View  
Holywood  
BT18 9DP

**Location** 2 Claremont Mews  
Belfast  
BT9 6AU

**Proposal** Proposed apartment block for 6 apartments with ground floor parking (Amended Scheme)

- 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 casue 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 detrimenatl backland development.

11

**Application Ref** Z/2013/1480/F

**Applicant** Lagan Homes Ltd c/o agent      **Agent** Turley Associates 3 Joy Street  
Belfast  
BT2 8LE

**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

- 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.

## Council Deferred items still under consideration Area :- Belfast

**12**

**Application Ref** Z/2014/0189/F  
**Applicant** Millar and Mills C and D c/o agent      **Agent** Site Express 45 Church View  
 Holywood  
 BT18 9DP  
**Location** 41 Malone Road  
 Belfast  
 Co. Antrim  
 BT9 6RX  
**Proposal** Change of use of existing building from photography studio and offices to 6no apartments and internal alterations. No external alterations

- 1 The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7: Quality residential environments and Policy LC2 of the Addendum to PPS 7 and in that it would if permitted cause unacceptable damage to residential amenity, harming the living conditions of prospective residents through poor outlook, overshadowing and general disturbance and would set an undesirable precedent.
- 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 is acceptable in terms of access, movement and parking.
- 3 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 is acceptable in terms policies BH 7 and BH 8 of Planning Policy Statement 6 'Planning Archaeology and the Built Heritage' in relation to the proposed change of use and alterations to this Listed Building.

**13**

**Application Ref** Z/2014/0190/LBC  
**Applicant** Millar and Mills C and D c/o agent      **Agent** Site Express 45 Church View  
 Holywood  
 BT18 9DP  
**Location** 41 Malone Road  
 Belfast  
 Co. Antrim  
 BT9 6RX  
**Proposal** Internal alterations including new load bearing walls and staircase in the return to facilitate change of use and sub-division from offices to 6 self contained apartments with no external alterations or changes to the exterior fabric of the building (amended description)

- 1 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 is acceptable in terms policies BH 7 and BH 8 of Planning Policy Statement 6 'Planning Archaeology and the Built Heritage' in relation to the proposed change of use and alterations to this Listed Building.

## Council Deferred items still under consideration Area :- Belfast

14

**Application Ref** Z/2014/0355/F

**Applicant** BJN Associates Peter Jackson 15      **Agent**  
Cleland Park North  
Bangor  
BT20 3EN  
Sarah Macauley Architect 96 Orby  
Drive  
BT5 6AG

**Location** 36 Belmont Road  
Belfast  
BT4 2AN

**Proposal** Ground floor restaurant - application for change of use and addition of extract flue to rear of property. (retrospective) (Acoustic Report received)

15

**Application Ref** Z/2014/0448/F

**Applicant** Corcraun Enterprises Ltd 85 Francis      **Agent**  
Street  
Lurgan  
BT66 6DN  
Donnan Ward Limited 12 Malory  
Gardens  
Lisburn  
BT28 3JX

**Location** 22 to 23 Shaftesbury Square  
Belfast  
BT2 7DB

**Proposal** 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).

16

**Application Ref** Z/2014/0586/F

**Applicant** Apex Housing c/o agent      **Agent**  
McGirr Architects Ltd 670 Ravenhill  
Road  
Belfast  
BT6 0BZ

**Location** 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

**Proposal** Construction of 20no 5 person 3bed and 7no 3person 2bed social housing dwellings with associated landscaping

- 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.

## Council Deferred items still under consideration Area :- Belfast

17

**Application Ref** Z/2014/0654/F

**Applicant** Emma Bricknell, Blontrepeneur Limited 38 Hill Street Belfast BT1 2LB

**Agent** Doherty Architects 6 Kinnaird Street Belfast BT14 6BE

**Location** 12 Hawthornden Road Newtownards Road Belfast BT4

**Proposal** Two storey extension to front of dwelling and single storey extension to rear.

- 1 The proposal is contrary to Policy EXT 1 of the Department's Addendum to Planning Policy Statement 7: Residential Extensions and Alterations and Policy ATC 2 of the Addendum to Planning Policy Statement 6 'Areas of Townscape Character' in that it would, if permitted, harm the character and appearance of the area in that it breaches the buidling line through its inappropriate scale, form and design.

18

**Application Ref** Z/2014/0679/F

**Applicant** Anvil Point Buisness Units

**Agent** Coogan & Co. Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG

**Location** 86a Tildarg Street Ballymacarret Belfast

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

- 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.



## Council Deferred items still under consideration Area :- Belfast

19

**Application Ref** Z/2014/0693/A  
**Applicant** Fernhill Ltd c/o agent **Agent** TSA Planning 29 Linenhall Street  
Belfast  
BT2 8AB  
**Location** College Court  
King Street  
Belfast  
BT1 6BF  
**Proposal** PVC mesh banner (temporary consent - 18 months)

- 1 The proposal is contrary to Policy AD 1 of Planning Policy Statement 17 'Control of Outdoor Advertisements' in that it would, if permitted, be unduly prominent on the host building and harmful to the visual amenity of the locality by virtue of its size and position.
- 2 The proposal is contrary to Policy AD 1 of Planning Policy Statement 17 'Control of Outdoor Advertisements' in that it would, if permitted, result in visual clutter when read with existing advertisements in the area. It would also set an undesirable precedent for further similar displays, resulting in a change to the character of the area.
- 3 The proposal is contrary to Policy BH 13 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' in that it would, if permitted, adversely affect the character, appearance and setting of Belfast City Centre Conservation Area by virtue of its size, location and use of inappropriate non-traditional materials.

20

**Application Ref** Z/2014/0822/A  
**Applicant** JCDecaux c/o agent **Agent** Strategic Planning 1 Pavillions  
Office Park  
Kinnegar Drive  
Holywood  
BT18 9JQ  
**Location** Adjacent to 1 Farnham Street on the gable of 144-146 Ormeau Road  
Belfast  
BT7 2FL  
**Proposal** Retention of 1 non-illuminated advertisement

- 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.

## Council Deferred items still under consideration Area :- Belfast

21

**Application Ref** Z/2014/0945/F

**Applicant** M Agnew 23 Sintonville Avenue      **Agent** Micah T Jones Architect 13  
Belfast      Gilnahirk Road  
BT5 5DG      Belfast  
BT5 7DA

**Location** 4 Brandon Parade  
Belfast  
BT4 1JH

**Proposal** Proposed new 3 storey dwelling

- 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.

22

**Application Ref** Z/2014/0967/F

**Applicant** Kerri McConnell 2 Marguerite Park      **Agent** Michael Small 24 Brooke Hall  
Belfast      Belfast  
BT10 0HF      BT8 6WB

**Location** 2 Marguerite Park  
Belfast  
BT10 0HF

**Proposal** Proposed rear 2 storey extension and alterations to existing dwelling house