

1

Application Ref Z/2009/0861/O

ApplicantB.E.L.BAs AgentAgentPatricia 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.

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.

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

ApplicantFirst TrustAgentTurley Associates Hamilton House

Joy Street Belfast BT2 8LE

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/2012/1330/F

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

Street Bellsbridge Office Park

Hilltown 100 Ladas Drive

BT34 5UH Belfast BT6 9FH

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

Location

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.



6

Application Ref Z/2013/0012/F

Applicant Queen's University Belfast Estates Agent

Fleming Mountstephen Planning

Department Level 5 Admin Building

The Gasworks
5 Cromac Avenue

Belfast BT7 1NN 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.
- 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.

7

**Application Ref** Z/2013/0797/F

Applicant Lisburn Road Developments Agent Like Architects 34 Bedford Street

Belfast BT2 7FF

Location 30-32 Ballysillan Road

Belfast BT14 7QQ

**Proposal** Alterations and extension of No.30 Ballysillan Road to provide two dwellings, provision of 6 no.

new dwellings along Faburn Park, and associated site and access works (amended plans).



8

Application Ref Z/2013/0939/F

Applicant Macnaughton Blair Ltd 10 Falcon Agent Alan Patterson Design LLP Darragh

House

Belfast 112 Craigdarragh Road

BT12 6RD Helens Bay BT19 1UB

**Location** 72 Knockbreda Road and Nos.1

3 5 7

Road

9&11 Flush Drive Ballnafoy

Belfast BT60JB

Proposal 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. (amended proposal and plans)

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.

9

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 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 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.

- 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.



10

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 (Light Spill Report Received).

11

Application Ref Z/2013/1460/F

Applicant Knockburn Ltd 8 Garvagh House Agent

Donaghmore Breen Architects 100 Lisburn Road

Dungannon Belfast BT70 3LS BT9 6AG

**Location** 530 and 532 Shore Road

Belfast BT15 4BL

Proposal 11 no. residential dwellings consisting of 3 detached and 8 semi-detached dwellings (amended

proposal)

12

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.



13

Application Ref Z/2013/1480/F

Applicant Lagan Homes Ltd c/o agent Agent Turley Associates 3 Joy Street

Belfast BT2 8I F

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 developement 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.

14

**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.
- 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.



15

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.

16

Application Ref Z/2014/0549/F

Applicant PMS (NI) Ltd Agent Studiorogers LTD 1 Mountsandel

Road Coleraine BT52 1JB

**Location** 420-428 Woodstock Road

Belfast BT6 9DR

Proposal Proposed demolition of existing 3 storey building at nos 424 - 428 Woodstock Road and

erection of new retail unit. Retention of existing 2 storey building at nos 420 - 422 Woodstock

Road with change of use of first floor area to storage/ancillary usage.

1 The proposal is contrary to Policy ATC1 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the buildings make a material contribution to the character of the Woodstock Area of Townscape Character and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies their demolition.

2 The proposal is contrary to Policy ATC 2 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies within the Woodstock Area of Townscape Character and the development would, if permitted, detract from its character as its scale, form, proportions and detailing does not respect the characteristics of adjoining buildings.



17

Application Ref Z/2014/0586/F

Applicant Apex Housing c/o agent Agent McGirr Architects Ltd 670 Ravenhill

Road Belfast BT6 0BZ

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.

18

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

ApplicantAnvil Point Buisness UnitsAgentCoogan & 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.
- 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.



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/2014/0870/F

Applicant Mr Allen 7 Wilshere Drive Agent Insideout Atchitects 15 Grays Hill

Belfast Bangor

BT4 2GP

**Location** 105 Circular Road

Belfast

Proposal Demolition of existing dwelling and erection of new 2 storey dwelling with integrated garage

- 1 The proposal is contrary to the Policy ATC 1 of the Department's Planning Policy Statement 6, (Addendum) Areas of Townscape Character, in that, if the building was permitted to be demolished it would result in the loss of a positive contribution to the character of the ATC.
- 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 ATC.
- 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.

21

Application Ref Z/2014/0967/F

ApplicantKerri McConnell2 Marguerite ParkAgentMichael Small 24 Brooke Hall

Belfast Belfast Brid OHF Brid 6WB

**Location** 2 Marguerite Park

Belfast BT10 0HF

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



22

Application Ref Z/2014/1057/F

Applicant Mr and Mrs D Hughes 4 Agent Seamus McLarnon 72 Upper Road

Shrewsbury Park Greenisland
Belfast Carrickfergus
BT9 6PN BT38 8RL

**Location** 4 Shrewsbury Park

Belfast BT9 6PN

Proposal Demolition of existing house and construction of new 2 storey dwelling house and detached

garage.

1 The proposal is contrary to Policies BH10 and BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage and A Design Guide for the Malone Conservation Area in that the dwelling makes a positive material contribution to the character and appearance of the Malone Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition

- 2 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage and A Design Guide for the Malone Conservation Area in that it would if permitted harm the character and appearance of the Malone Conservation Area through inappropriate scale, massing, design and detailing.
- 3 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, have an adverse impact on the amenity of the adjoining residential properties by reason of unacceptable scale and massing.

23

Application Ref Z/2014/1059/DCA

Applicant Mr and Mrs D Hughes 4 Agent Seamus McLarnon 72 Upper Road

Shrewsbury Park Greenisland
Belfast Carrickfergus
BT9 6PN BT38 8RL

**Location** 4 Shrewsbury Park

Belfast BT9 6PN

**Proposal** Demolish existing two storey detached house and single garage.

1 The proposal is contrary to Policy BH14 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage and A Design Guide for the Malone Conservation Area in that the dwelling makes a material contribution to the character and appearance of the Malone Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition.