



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

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**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/2012/1421/F

**Applicant** Markets Development Association 3 Upper Stanfield Street  
Belfast  
BT7 2DN

**Agent** Fresh Design 1 College House City  
Link Busines  
City Link Business Park  
Durham Street  
Belfast  
BT12 4HQ

**Location** Land within existing archways under East Bridge Street  
Belfast  
BT1

**Proposal** Conversion of and extension to existing archways to comprise a creche, an employment education and training club, community space, cafe, health and fitness facility with access to East Bridge Street and train station (amended description).

1 The proposal is contrary to Planning Policy Statement 1 'General Principles' in that insufficient information has been submitted under Article 7(4) of the Planning (General Development) Order (NI) 1993 (as amended) to enable the Department to fully determine this application.

6

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

**Applicant** Queen's University Belfast Estates Department  
Level 5  
Adminiatration 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

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|------------------------|--|--------------|--|
| <b>Application Ref</b> | Z/2013/0012/F  |              |  |
| <b>Applicant</b>       | Queen's University Belfast Estates<br>Department<br>Level 5<br>Admin Building<br>Belfast<br>BT7 1NN  | <b>Agent</b> | Fleming Mountstephen Planning<br>The Gasworks<br>5 Cromac Avenue<br>Belfast<br>BT7 2JA |
| <b>Location</b>        | 55-63 University Street<br>101-111 Botanic Avenue and Queen's University garage<br>University Square Mews<br>Belfast<br>BT7  |              |  |
| <b>Proposal</b>        | 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

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

- 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.

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 (Light Spill Report Received).

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

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**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 9 no 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.

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**Application Ref** Z/2014/0010/F

**Applicant** Clanmill Developments Ltd c/o agent      **Agent** Turley Associates Hamilton House  
3 Joy Street  
Belfast  
BT2 8LE

**Location** Caffrey Court  
149 Glen Road  
Belfast  
BT11 8

**Proposal** Alteration and conversion of existing vacant retail units to form nine apartments with associated landscaping, site works and ancillary infrastructure.

- 1 The proposal is contrary to Planning Policy Statement 1: General Principles in that, if permitted, it would result in demonstrable harm to the interests of acknowledged importance as the original scheme was approved as a mixed use regeneration development with employment opportunities and the applicant has submitted no overwhelming evidence to justify the loss of the retail / office units.

**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  
 Hollywood  
 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  
 Hollywood  
 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

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

**Applicant** Anvil Point Business 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 Department's 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.

17

**Application Ref** Z/2014/0919/F

**Applicant** Afrim Kannabecaj 11 Rosetta Park      **Agent** Doherty Architectural Services 37  
Belfast  
BT6 0DJ  
Wynchurch Avenue  
Belfast  
BT6 0JP

**Location** 11 Rosetta Park  
Belfast

**Proposal** Two storey extension to rear and new detached garage to rear.

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

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

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

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



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

**19**

**Application Ref** Z/2014/1057/F

**Applicant** Mr and Mrs D Hughes 4  
Shrewsbury Park  
Belfast  
BT9 6PN

**Agent** Seamus McLarnon 72 Upper Road  
Greenisland  
Carrickfergus  
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.

**20**

**Application Ref** Z/2014/1059/DCA

**Applicant** Mr and Mrs D Hughes 4  
Shrewsbury Park  
Belfast  
BT9 6PN

**Agent** Seamus McLarnon 72 Upper Road  
Greenisland  
Carrickfergus  
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.

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

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**Application Ref** Z/2014/1139/F

**Applicant** Mr Declan Boyle 39 Dillons Avenue **Agent** Paul Anderson Chartered Architect  
Newtownabbey BT37 0SU Ltd 34 Woodfield  
Newtownabbey  
BT37 0ZJ

**Location** 4 Ulsterville Drive  
Belfast  
BT9 7BD

**Proposal** Change of use from a domestic dwelling to a house of multiple occupancy with 4 bedrooms

- 1 The proposal is contrary to the HMO Subject Plan for Belfast City Council Area as it represents an unacceptable increase in the number of HMOs in a Designated HMO Policy Area.