

Belfast Council

Applications for Planning Permission

and

Applications deferred from previous meetings

04/12/2014

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

Council Belfast

Date 04/12/2014

ITEM NO	1				
APPLIC NO	Z/2009/1567/O	Outline	DATE VALID	18/11/2009	
DOE OPINION	APPROVAL				
APPLICANT	Car Park Services 36 Great Patrick Street Belfast BT01 2LT		AGENT	Consarc Design Group The Gas Office 4 Cromac Quay Belfast BT7 2JD	
LOCATION	Lands adjacent to Smithfield Market and Millfield Dual Carriage Way, between Samuel Street and Smithfield Square North, Belfast BT13.				
PROPOSAL	Erection of 7-storey mixed use development containing 66 apartments and 685sqm of commercial space with 18 car parking spaces at ground level and 39 parking spaces at lower ground level [amended scheme and description].				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	3	0	0	0	0
			Addresses	Signatures	Addresses Signatures
			0	0	0 0

ITEM NO	2				
APPLIC NO	Z/2010/0523/F	Full	DATE VALID	23/04/2010	
DOE OPINION	APPROVAL				
APPLICANT	Trustees of the Congregation of the Most Holy Redeemer C/O Agent		AGENT	Turley Associates Hamilton House 3 Joy Street Belfast BT2 8LE 02890723900	
LOCATION	722 Antrim Road, Newtownabbey, Co. Antrim				
PROPOSAL	Residential development and ancillary works (64 residential units including detached, semi-detached and apartments) (Amended plans).				
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions	
	7	0	0	0	0
			Addresses	Signatures	Addresses Signatures
			0	0	0 0

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ITEM NO	3			
APPLIC NO	Z/2011/0471/F	Full	DATE VALID	08/04/2011
DOE OPINION	APPROVAL			
APPLICANT	Kinler Properties Ltd C/O Agent	AGENT	Todd Planning Titanic House 2nd Floor 6 Queens Road Belfast BT3 9DT 02890245587	
LOCATION	40 Linenhall Street and corner site between 40 Linenhall Street and 19 Ormeau Avenue Belfast BT2 8BA.			
PROPOSAL	Office development comprising 2 additional storeys (at 4m set back) and 1 additional storey (at 6.6m set back) above existing no. 40 Linenhall Street and associated 6 storey extension to rear with glazed atrium together with 9 storey development of vacant corner site (Amended scheme).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	69	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	4			
APPLIC NO	Z/2012/0447/F	Full	DATE VALID	19/04/2012
DOE OPINION	REFUSAL			
APPLICANT	HJS Developments c/o agent		AGENT	Turley associates 29-31 Montgomery Street Belfast BT1 4NX 028 9089 7400
LOCATION	The entrance to Sainsburys petrol filling station Kennedy Centre Falls Road Belfast			
PROPOSAL	Installation of traffic lights at the junction of Lake Glen Drive/Falls Road and Sainsbury's petrol Station junction/Falls Road at the Kennedy Centre			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	6	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy AMP 6 of Planning Policy Statement 3 - 'Access Movement and Parking' in that the submitted details have failed to demonstrate that the new junction layout is capable of accommodating the additional and redistributed traffic that would result from the implementation of the development, without detriment to traffic progression on the Falls Road, thereby prejudicing the road safety and convenience of road users.
- 2 The proposal is contrary to Policy AMP 2 of Planning Policy Statement 3 - 'Access Movement and Parking' in that the submitted details have failed to demonstrate that a safe and efficient access to the adjoining road network can be provided, thereby prejudicing the road safety and convenience of road users.

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ITEM NO	5			
APPLIC NO	Z/2012/1279/F	Full	DATE VALID	14/11/2012
DOE OPINION	APPROVAL			
APPLICANT	Cityside Developments Limited		AGENT	TSA Planning 29 Linenhall Street Belfast BT2 8AB 028 9043 4333
LOCATION	lands to the south of Wolfhill Avenue and Ligoniel Road Belfast			
PROPOSAL	Residential development with reduction in density from extant permission (under Z/2007/1531/RM) for 172 No. units to 107 No. dwellings, and associated landscaping, parking, site and access works (Amended information received).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	6			
APPLIC NO	Z/2013/0355/F	Full	DATE VALID	20/03/2013
DOE OPINION	APPROVAL			
APPLICANT	Knockburn LTD		AGENT	Alan Bennett Architects 2 St Judes Avenue Belfast BT7 2GZ 028 9064 0064
LOCATION	Apts 22 and 23 at 450-454 Woodstock Road Belfast BT6 9DR			
PROPOSAL	Amendment to previous planning approval (Z/2006/2075/F) to include retrospective alterations to Apts 22 & 23 - Inclusion of 3 additional opaque and non - opening windows to rear elevation.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	7			
APPLIC NO	Z/2013/0923/F	Full	DATE VALID	20/08/2013
DOE OPINION	APPROVAL			
APPLICANT	EMC Properties NI Ltd c/o agent		AGENT	Bryson Architecture 18 Gransha Park Belfast BT11 8AU 02890 800419
LOCATION	39-41 Falls Road Belfast BT12 4PD			
PROPOSAL	Proposed new shop and apartment development (1 no retail unit and 11 no apartments)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	8			
APPLIC NO	Z/2013/1398/F	Full	DATE VALID	28/11/2013
DOE OPINION	APPROVAL			
APPLICANT	Mr Trevor Dougan BTW Shields		AGENT	Studiorogers C/O The Egg Store 1 Mountsandel Road Coleraine BT52 1JB 028 7032 9090
LOCATION	Lands adjacent and to the rear of 19-25 Wandsworth Parade with access through and including lands at 17 Wandsworth Parade			
PROPOSAL	Erection of 5 Dwellings comprising 4 semi-detached and 1 detached (Amended Description)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	9			
APPLIC NO	Z/2013/1401/F	Full	DATE VALID	27/11/2013
DOE OPINION	APPROVAL			
APPLICANT	Calla House Ltd 701-703 Lisburn Road Belfast BT9 7GU		AGENT	Joe Jordan 701-703 Lisburn Road Belfast BT9 7GU 078 0984 7564
LOCATION	705 Lisburn Road Belfast BT9 7GU			
PROPOSAL	Change of use (no external alterations) from retail unit to cafe/bar to facilitate extension to adjacent premises (The Albany) (Amended Proposal and Plans).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	10			
APPLIC NO	Z/2013/1486/F	Full	DATE VALID	16/12/2013
DOE OPINION	REFUSAL			
APPLICANT	Loughside FC c/o agent		AGENT	Fresh design 667 Shore Road Whiteabbey BT37 0ST 02890 364881
LOCATION	Skegoneil Avenue Belfast BT15 3LL			
PROPOSAL	Improvements to existing football grounds, to include 3G pitch, floodlights, 200 seater stand, dugouts, 1.2m fencing, new turnstiles and new vehicular access on Jellicoe Avenue with associated off street car parking (amended description).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Planning Policy Statement 1: General Principles in that insufficient information has been submitted under Article 7(4) to adequately address potential contamination on the site.

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ITEM NO	11			
APPLIC NO	Z/2014/0019/F	Full	DATE VALID	06/01/2014
DOE OPINION	REFUSAL			
APPLICANT	ECAL Construction Ltd c/o		AGENT	Pragma Planning Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH 028 9091 8410
LOCATION	179 Cavehill Road Belfast BT15 5BP			
PROPOSAL	Demolition of existing buildings and erection of ground floor retail/service retail unit with 3 no apartments over and to the rear (amended proposal)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to ATC 1 and ATC of the Adendum to Planning Policy Statement 6: Areas of Townscape Character in that the building makes a material contribution to the character and appearance of Cavehill Area of Townscape Character and no exceptional reason has been demonstrated which, in the judgement of the Department, justifies its demolition. and the development would, if permitted, detract from its character and appearance due to the breaking of the established building line.

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ITEM NO	12			
APPLIC NO	Z/2014/0057/F	Full	DATE VALID	18/01/2014
DOE OPINION	APPROVAL			
APPLICANT	Belfast City Council Cecil Ward Building 4-10 Linenhall Street Belfast BT2 8BP		AGENT	RPS Consulting Engineers 74 Boucher Road Belfast BT12 6RZ 02890667914
LOCATION	Dargan Road Waste Transfer Station 2a Dargan Road Belfast BT3 9JU			
PROPOSAL	Amendments to Waste Transfer Station (Ref: Z/2005/1970/F) to regularise current operations incorporating acceptance of and external storage containers for Waste Electrical and Electronic Equipment (WEEE), plasterboard and metal. Proposed new steel gantry, steel containers and additional car parking spaces.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	13			
APPLIC NO	Z/2014/0108/A	Advertiseme	DATE VALID	29/01/2014
DOE OPINION	REFUSAL			
APPLICANT	Robert Smyth 38 Cuba Walk Belfast		AGENT	Alan Gregg 32 Carolhill Drive Belfast BT4 2FT 02890654220
LOCATION	321-329 Albertbridge Road BT5 4PY			
PROPOSAL	Hoarding			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposed development if permitted 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 Newtownards Road and which would lead to an undesirable precedent for other similar signs within the locality.

ITEM NO	14			
APPLIC NO	Z/2014/0121/F	Full	DATE VALID	29/01/2014
DOE OPINION	REFUSAL			
APPLICANT	Robert Smyth 38 Cuba Walk Belfast BT4 1EQ		AGENT	Alan Gregg 32 Carolhill Drive Belfast BT4 2FT 02890654220
LOCATION	321-329 Albertbridge Road Belfast BT5 4PY			
PROPOSAL	Retention of car wash and car valet business			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposed development is unacceptable in that insufficient information has been submitted to enable the Department to make an informed decision on the proposal.

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ITEM NO	15			
APPLIC NO	Z/2014/0135/F	Full	DATE VALID	05/02/2014
DOE OPINION	APPROVAL			
APPLICANT	Dundela FC c/o agent		AGENT	Fresh Design 667 Shore Road Whiteabbey BT37 0ST 028 9036 4881
LOCATION	Dundela FC Wilgar Street Belfast BT4 3BL			
PROPOSAL	New artificial football pitch, 24 floodlights on 6 x 15m columns, 5 stands, perimeter fencing and associated ground works. New two-storey clubhouse incorporating bar, changing facilities, kickboxing club with community use area to replace existing single-storey building (Revised proposal).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	2	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	16			
APPLIC NO	Z/2014/0510/F	Full	DATE VALID	15/04/2014
DOE OPINION	APPROVAL			
APPLICANT	Rosario YFC		AGENT	Doherty Architectural Services 37 Wynchurch Avenue Belfast BT6 0JP 07557131259
LOCATION	290 Ormeau Road Belfast BT7 3GG			
PROPOSAL	Changing 1 No. grass pitch to 3G type pitch along with associated fencing + flood lighting (6no. 15m Columns)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	3	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	17			
APPLIC NO	Z/2014/0531/F	Full	DATE VALID	16/04/2014
DOE OPINION	APPROVAL			
APPLICANT	Belfast Education and Library Board 40 Academy Street Belfast BT1 2NQ		AGENT	Todd Architects Titanic House 6 Queens Road Belfast BT3 9DT 028 9024 5587
LOCATION	Strandtown Primary School 177 North Road Belfast BT4 3DJ			
PROPOSAL	22 classroom extension and refurbishment of existing Primary School to include new kitchen, dining and assembly halls, new car parking and internal road layout and reconfigured site access at North Road (revised proposal)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	18			
APPLIC NO	Z/2014/0663/F	Full	DATE VALID	20/05/2014
DOE OPINION	APPROVAL			
APPLICANT	Mr McCusker		AGENT	JWA Design 1 Bramble Grove Newtownabbey BT37 0GE 07734318868
LOCATION	18 Sans Souci Park Belfast BT9 5BZ			
PROPOSAL	Partial demolition of dwelling removing side and rear wall, some internal walls, replacement of both ground and first floor, retention of front facade and roof, 2 storey side and rear extension and driveway width increased to 3.2m wide at entrance (amended plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	4	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	19			
APPLIC NO	Z/2014/0699/F	Full	DATE VALID	27/05/2014
DOE OPINION	APPROVAL			
APPLICANT	MND Developments Ltd c/o agent		AGENT	JUNO Planning and Environmental Ltd 322a Ormeau Road Belfast BT7 2GE 028 9064 5222
LOCATION	348 Belmont Road Belfast BT4 2LA			
PROPOSAL	Demolition of existing dwelling and erection of 6 semi-detached dwellings and 1 detached dwelling.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	20			
APPLIC NO	Z/2014/0704/F	Full	DATE VALID	27/05/2014
DOE OPINION	APPROVAL			
APPLICANT	Arshad Rasool 7 Woodbourne Crescent Suffolk Road Belfast BT11 9PH		AGENT	Patrick McVarnock 16 Finaghy Road North Belfast BT10 0JA 07720407424
LOCATION	Former site of shop at 3 Woodbourne Crescent now demolished BT11 9PH			
PROPOSAL	Provision of building housing an automatic telling machine (A.T.M.), with new gate in existing palisade security fence.			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	2	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	21			
APPLIC NO	Z/2014/0768/F	Full	DATE VALID	10/06/2014
DOE OPINION	APPROVAL			
APPLICANT	Clear Channel N.I. Ltd Channel Commercial Park Queens Road Belfast BT3 9DT		AGENT	NA
LOCATION	Approx 25 metres North of existing bus shelter outside 162 Lisburn Road Country bound direction			
PROPOSAL	Relocation of existing bus shelter outside 162 Lisburn Road (Amended discription).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	22			
APPLIC NO	Z/2014/0773/F	Full	DATE VALID	11/06/2014
DOE OPINION	APPROVAL			
APPLICANT	The Somme Nursing Home Circular Road Belfast BT4 2NA		AGENT	Michael Whitley Architects Parkway Studios Belmont Business Park 232-240 Belmont Road Belfast BT4 2AW 028 9076 1010
LOCATION	The Somme Nursing Home Circular Road Belfast BT4 2NA			
PROPOSAL	Internal reconfiguration/improvements and extension to existing home including provision of parking (11 additional bedrooms)(50 rooms total)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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ITEM NO	23			
APPLIC NO	Z/2014/0841/F	Full	DATE VALID	20/06/2014
DOE OPINION	REFUSAL			
APPLICANT	Cloin Wong 14 Hillview Avenue Belfast BT4 3JF		AGENT	Huston Estate Agents 7 Stranmillis Road Belfast BT4 3JF 02890683711
LOCATION	14 Hillview Avenue Belfast BT4 3JF			
PROPOSAL	Change of use to hot food unit for consumption of hot food on and off the premises with proposed extraction flue to southern side elevation (amended description).			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to PPS 1 'General Principles', Development Control Advice Note 4 'Restaurants, Cafes and Fast Food Outlets' and Development Guidance Note 1J 'Control of Hot Food Bars on Upper Newtownards Road, Ballyhackamore' in that it would if permitted introduce an incompatible landuse into a predominately residential area and would harm the amenity of nearby residential properties by reason of noise, nuisance and general disturbance.

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ITEM NO	24			
APPLIC NO	Z/2014/0921/F	Full	DATE VALID	07/07/2014
DOE OPINION	APPROVAL			
APPLICANT	Bradley c/o agent		AGENT	Des Ewing Architects 13 Bangor Road Holywood BT18 0NU 02890220500
LOCATION	Dub Lane Cottages Malone Belfast BT9 5NB			
PROPOSAL	Construction of single one and a half storey dwelling house. (Amended Plans)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	1	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

ITEM NO	25			
APPLIC NO	Z/2014/1032/O	Outline	DATE VALID	04/08/2014
DOE OPINION	REFUSAL			
APPLICANT	Glenalpin Street Ltd c/o agent		AGENT	Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX 02890421011
LOCATION	Site bounded by Wellwood Street Glenalpin Street and Norwood Street Belfast			
PROPOSAL	Outline application for purpose built student accommodation, max 391 no beds, and commercial car parking, max 19 spaces (replacement of existing spaces)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	85	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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- 1 The proposal is contrary to Planning Policy Statement 1 - 'General Principles' in that it has not been demonstrated that the proposal would not, if permitted, harm the living conditions of existing residents by reason of loss of privacy and overshadowing, resulting in a loss of residential amenity.
- 2 The proposal is contrary to Policy HMO 7 of the 'Houses in Multiple Occupancy Subject Plan for Belfast City Council Area 2015' in that it has not been demonstrated that the proposal will not have an adverse impact on the amenity of this primarily residential area.
- 3 The proposal is contrary to Planning Policy Statement 1 - 'General Principles' and Planning Policy Statement 12 - 'Housing in Settlements' Policy PCP2 by reason of its height, bulk, massing and density represents an overdevelopment of the site which would have an adverse impact on the character, appearance and amenity of the surrounding area.
- 4 The proposal, by reason of its height, bulk, massing and density fails to meet the requirements of Policy UE1 of the Belfast Metropolitan Area Plan and the specified urban design criteria of the Shaftesbury Square Character Area CC013.
- 5 The proposal is contrary to Policy OS2 of Planning Policy Statement 8 - 'Open Space, Sport and Outdoor Recreation' and Policy PCP2 of Planning Policy Statement 12 - 'Housing in Settlements' in that it fails to make adequate private open space provision and would be likely to contribute unacceptably to pressure and demand on the city's existing open space facilities.
- 6 The proposal is contrary to Policy QD1 of Planning Policy Statement 7 - 'Quality Residential Environments' by reason of its height, bulk, massing, design and density fails to promote quality and sustainability in its design which reinforces and enhances positive local characteristics in harmony with its townscape setting.
- 7 The proposal is contrary to Policy RE2 of Planning Policy Statement 18 - 'Renewable Energy' in that inadequate information has been provided to show how the proposed development proposes to reduce the carbon footprint of the development by integrating renewable technologies and the consideration at design stage of passive solar design measures.

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ITEM NO	26			
APPLIC NO	Z/2014/1118/A	Advertiseme	DATE VALID	22/08/2014
DOE OPINION	REFUSAL			
APPLICANT	Creightons of Finaghy 87-89 Upper Lisburn Road Finaghy Belfast BT10 0GY	AGENT	Henderson Group Property Hightown Avenue Newtownabbey BT36 4RT NA	
LOCATION	87-89 Upper Lisburn Road Finaghy Belfast BT10 0GY			
PROPOSAL	3 free standing signs			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposed development if permitted 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 Upper Lisburn Road

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ITEM NO	27			
APPLIC NO	Z/2014/1197/F	Full	DATE VALID	04/09/2014
DOE OPINION	REFUSAL			
APPLICANT	Audleystown Properties Ltd 50 Audleystown Road Strangford BT307LP		AGENT	NA
LOCATION	346 Beersbridge Road Belfast BT5 5DY			
PROPOSAL	Change of use from coffee shop to hot food take away with external flue (retrospective)			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses Signatures	Addresses Signatures
			0 0	0 0

- 1 The proposal is contrary to Planning Policy Statement 1 'General Principles' and Development Control Advice Note 4 'Restaurants, Cafes and Fast Food Outlets' in that the use would, if permitted, harm the living conditions of the flat above and neighbouring residential properties through noise, odours, nuisance and general disturbance resulting in a loss of residential amenity.

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ITEM NO	28			
APPLIC NO	Z/2014/1248/O	Outline	DATE VALID	22/09/2014
DOE OPINION	REFUSAL			
APPLICANT	Robert Montgomery 89 Ashley Avenue Belfast BT9 7BU		AGENT	Pepper Architects 48 Kinallen Road Dromara Dromore BT25 2NW 07977 907275
LOCATION	Site to the rear of 89 Ashley Avenue Belfast BT9 7BU			
PROPOSAL	2 storey building to accommodate 2 no. 1 bedroom flats			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy QD 1 of the Department's Planning Policy Statement 7: Quality Residential Environments in that it would, if permitted, be harmful to the character of the area through inappropriate layout, form and massing resulting in overdevelopment of a restricted site and would cause unacceptable damage to the residential amenity of prospective residents by reason of poor outlook and the lack of private amenity space.

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ITEM NO	29			
APPLIC NO	Z/2014/1359/A	Advertiseme	DATE VALID	09/10/2014
DOE OPINION	REFUSAL			
APPLICANT	Mr And Mrs Orr c/o agent	AGENT	PJ Design 21 Priests Lane Blaris Road Lisburn BT27 5RB 02892604467	
LOCATION	543 Lisburn Road Belfast BT9 7GQ			
PROPOSAL	Shop sign and projecting sign			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy AD1 of Planning Policy Statement 17 Control of outdoor Advertisements in that the proposed development if permitted, would harm the visual amenity, character and appearance of the area by virtue of visual clutter created by a proliferation of existing advertisements along this section of the Lisburn Road.

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ITEM NO	30			
APPLIC NO	Z/2014/1361/F	Full	DATE VALID	09/10/2014
DOE OPINION	APPROVAL			
APPLICANT	Zion Christian Life Church		AGENT	Adam Kernohan 19 Main Street Doagh Ballyclare BT39 0QL 028 9334 2855
LOCATION	Zion Christian Life Church Canmore Street Belfast			
PROPOSAL	Proposed roof extension to existing church building			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

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

ITEM NO	31			
APPLIC NO	Z/2014/1364/A	Advertiseme	DATE VALID	10/10/2014
DOE OPINION	REFUSAL			
APPLICANT	Odyssey Trust Company c/o agent	AGENT	Turley 3 Joy Street Belfast BT2 8LE 028 9072 3900	
LOCATION	Odyssey Arena 2 Queen's Quay Belfast BT3 9QQ			
PROPOSAL	Retention of 3no banner type advertisements and fixings			
REPRESENTATIONS	OBJ Letters	SUP Letters	OBJ Petitions	SUP Petitions
	0	0	0	0
			Addresses	Signatures
			0	0
			Addresses	Signatures
			0	0

- 1 The proposal is contrary to Policy 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 scale, position and design. It would also result in visual clutter and set an undesirable precedent for further similar displays, resulting in a change to the character of the area.