

Council Deferred items still under consideration Area :- Belfast

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Application Ref Z/2012/0447/F

Applicant HJS Developments c/o agent **Agent** Turley associates 29-31
Montgomery Street
Belfast
BT1 4NX

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

- 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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Application Ref Z/2012/1330/F

Applicant Carncastle Properties Ltd 24 Main Street **Agent** Macrae Hanlon Spence Architects 2
Hilltown Bellsbridge Office Park
BT34 5UH 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

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Application Ref Z/2012/1421/F

Applicant Markets Development Association 3 Upper Stanfield Street **Agent** Fresh Design 1 College House City
Belfast Link Busines
BT7 2DN 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.

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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.

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Application Ref	Z/2013/0012/F		
Applicant	Queen's University Belfast Estates Department Level 5 Admin 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 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.

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Application Ref Z/2013/0923/F

Applicant EMC Properties NI Ltd c/o agent **Agent** Bryson Architecture 18 Gransha Park
Belfast
BT11 8AU

Location 39-41 Falls Road
Belfast
BT12 4PD

Proposal Proposed new shop and apartment development (1 no retail unit and 11 no apartments)

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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. (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.

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Application Ref Z/2013/1486/F

Applicant Loughside FC c/o agent **Agent** Fresh design 667 Shore Road
Whiteabbey
BT37 0ST

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).

- 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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Application Ref Z/2014/0019/F

Applicant ECAL Construction Ltd c/o **Agent** Pragma Planning Scottish Provident Building
7 Donegall Square West
Belfast
BT1 6JH

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)

- 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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Application Ref Z/2014/0108/A

Applicant Robert Smyth 38 Cuba Walk **Agent** Alan Gregg 32 Carolhill Drive
Belfast
BT4 2FT

Location 321-329 Albertbridge Road
BT5 4PY

Proposal Hoarding

- 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.

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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.

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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.

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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

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Application Ref Z/2014/1032/O

Applicant Glenalpin Street Ltd c/o agent **Agent** Michael Burroughs Associates 33
Shore Road
Holywood
BT18 9HX

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)

- 1 The proposal is contrary to Planning Policy Statement 1 - 'General Principles' in that it has not been demonstrated how the proposed number of units can be accommodated on the site without causing a detrimental impact on the amenity of neighbouring properties by way of dominance, overshadowing and overlooking.
- 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' by reason of its height, bulk, massing and density which represents an overdevelopment of the site which would have an adverse impact on the character, appearance and amenity of the surrounding area.

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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 it would, if permitted, have an adverse impact on the amenity of the adjoining residential properties by reason of unacceptable scale and massing.

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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.

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Application Ref Z/2014/1118/A

Applicant Creightons of Finaghy 87-89 Upper **Agent**
Lisburn Road
Finaghy
Belfast
BT10 0GY
Henderson Group Property
Hightown Avenue
Newtownabbey
BT36 4RT

Location 87-89 Upper Lisburn Road
Finaghy
Belfast
BT10 0GY

Proposal 3 free standing signs

- 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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Application Ref Z/2014/1139/F

Applicant Mr Declan Boyle 39 Dillons Avenue **Agent**
Newtownabbey
BT37 0SU
Paul Anderson Chartered Architect
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.

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Application Ref Z/2014/1197/F

Applicant Audleystown Properties Ltd 50 **Agent**
Audleystown Road
Strangford
BT307LP

Location 346 Beersbridge Road
Belfast
BT5 5DY

Proposal Change of use from coffee shop to hot food take away with external flue (retrospective)

- 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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Application Ref	Z/2014/1359/A		
Applicant	Mr And Mrs Orr c/o agent	Agent	PJ Design 21 Priests Lane Blaris Road Lisburn BT27 5RB
Location	543 Lisburn Road Belfast BT9 7GQ		
Proposal	Shop sign and projecting sign		

- 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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Application Ref	Z/2014/1364/A		
Applicant	Odyssey Trust Company c/o agent	Agent	Turley 3 Joy Street Belfast BT2 8LE
Location	Odyssey Arena 2 Queen's Quay Belfast BT3 9QQ		
Proposal	Retention of 3no banner type advertisements and fixings		

- 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.