

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 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.



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

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

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.

5

Application Ref Z/2012/1330/F

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

Bellsbridge Office Park Street Hilltown 100 Ladas Drive

> Belfast BT6 9FH

Location Site between nos 135 &143 Upper Springfield Road

BT34 5UH

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

6

Application Ref Z/2012/1421/F

Markets Development Association 3 Fresh Design 1 College House City **Applicant** Agent

Upper Stanfield Street Link Busines

Belfast City Link Business Park

BT7 2DN **Durham Street** Belfast

BT12 4HQ

Land within existing archways under East Bridge Street Location

> 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).

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.



7

Application Ref Z/2012/1428/DCA

Applicant Queen's University Belfast Estates Agent

Fleming Mountstephen Planning

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

Department

Level 5

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.

8

Application Ref Z/2013/0012/F

Applicant Queen's University Belfast Estates Agent

Department Fleming Mountstephen Planning

Level 5 The Gasworks
Admin 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 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: Safegauding the character of established residential areas in that in would, if permitted, result in poor outlook for prospective residents.



9

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)

10

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.

- 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.

11

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.



12

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.

13

Application Ref Z/2014/0108/A

Applicant Robert Smyth 38 Cuba Walk Agent Alan Gregg 32 Carolhill Drive

Belfast 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.



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)

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 alterations and 2-storey extension to No 420 - 422 Woodstock Road to provide

ground floor retail unit and ancillary use, change of 1st floor use to storage and ancillary use and internal alterations at ground floor to existing retail unit No 424 Woodstock Road. (Amended

description)

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/2014/0663/F

Applicant Mr McCusker Agent JWA Design 1 Bramble Grove

> Newtownabbey BT37 0GF

Location 18 Sans Souci Park

> Belfast BT9 5BZ

Partial demolition of dwelling removing side and rear wall, some internal walls, replacement of **Proposal**

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)

19

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

Applicant Anvil Point Buisness Units Agent Coogan & Co. Architects Ltd 144

Upper Lisburn Road

Finaghy Belfast **BT10 0BG**

86a Tildarg Street Location

Ballymacarret

Belfast

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

- 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.
- 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.

20

Application Ref Z/2014/0919/F

Applicant Afrim Kannabecaj 11 Rosetta Park Agent **Doherty Architectural Services 37**

Wynchurch Avenue Belfast

BT6 0DJ **Belfast** BT6 0JP

11 Rosetta Park Location

Belfast

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



21

Application Ref Z/2014/0967/F

Michael Small 24 Brooke Hall **Applicant** Kerri McConnell 2 Marguerite Park Agent

> Belfast **BT10 0HF**

BT8 6WB

Location 2 Marguerite Park

> **Belfast BT10 0HF**

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

22

Z/2014/1032/O **Application Ref**

Applicant Glenalpin Street Ltd c/o agent Michael Burroughs Associates 33 Agent

> Shore Road Holywood **BT18 9HX**

Belfast

Location Site bounded by Wellwood Street

Glenalpin Street and Norwood Street

Belfast

Outline application for purpose built student accommodation, max 391 no beds, and commercial **Proposal**

car parking, max 19 spaces (replacement of existing spaces)

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.

- 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.
- 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.



23

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.

24

Application Ref Z/2014/1059/DCA

ApplicantMr and Mrs D Hughes4AgentSeamus 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.

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.



25

Application Ref Z/2014/1118/A

Applicant Creightons of Finaghy 87-89 Upper Agent

Lisburn Road

Finaghy Belfast BT10 0GY

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

26

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

Henderson Group Property

Hightown Avenue

Newtownabbey

BT36 4RT

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.

27

Application Ref Z/2014/1197/F

ApplicantAudleystown Properties Ltd50Agent

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.



28

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.

29

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.