

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

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 ancillary 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/2010/0245/F
Applicant Liberante Developments Ltd C/O Agent **Agent** Gregory Architects 4 Crescent Gardens
Belfast
BT7 1NS
Location 55-71 Ormeau Road, Belfast. BT7 1DY
Proposal 7 storey mixed use development, 83 No. apartments with associated parking at ground and mezzanine level, 5 No. retail units.

- 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.

3

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.
Proposal Proposed nursing home -specialist elderly mentally infirm unit with ancillary works. (Reduced scheme to 45 bedrooms) Amended Scheme

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Application Ref Z/2011/0726/O

Applicant First Trust **Agent** Turley Associates Hamilton House
Joy Street
Belfast
BT2 8LE

Location 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.

5

Application Ref Z/2011/1404/F

Applicant Wastebeater Blackstaff Road **Agent** RPS Elmwood House
Kennedy Way Industrial Estate
Belfast
BT11 9DT 74 Boucher Road
Belfast
BT12 6RZ

Location Wastebeater Offices
Blackstaff Road
Kennedy Way Industrial Estate
Belfast
BT11 9DT

Proposal Demolition of existing office block and proposed erection of building for use as a waste treatment and transfer facility for non-hazardous waste and ancillary works including weighbridge, offices and concrete hardstanding for access and parking.

- 1 The proposed development is contrary to Policy WM 1 of the Department's Planning Policy Statement 11 (PPS 11) Planning and Waste Management, and Policy PED 8 of Planning Policy Statement 4 (PPS 4) Planning and Economic Development in that the proposed development would, if permitted, have an adverse impact on business users trying to access and exit the existing business units at the rear of the facility.
- 2 The proposal is contrary to Policy PED 8 of the Department's Planning Policy Statement 4, Industrial Development in that the development would, if permitted be incompatible with the existing business undertakings in the vicinity by reason of the increase in HGV traffic (carrying waste) with the associated noise, dirt and dust which would have a negative impact on particular businesses (including Delta Packaging) which require a relatively clean environment in order to operate successfully.

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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.

7

Application Ref Z/2012/1421/F

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

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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.

9

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/2013/0972/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.

11

Application Ref Z/2013/1402/F

Applicant Oakland Homes (Antrim Road) LTD **Agent** Like Architects 34 Bedford Street
Belfast
BT2 7FF

Location 151-167 Antrim Road and 12 Halliday's Road
Belfast
BT15 2GW

Proposal Demolition of existing public house, betting office (bookmaking office) and snooker hall, construction of betting office (bookmaking office), public house, ATM and 31no. apartments (amended description and plans).

- 1 The proposal is contrary to BH 11 of Planning Policy Statement 6: Planning, Archaeology and the Built Environment in that it would, if permitted, affect the setting of nearby listed buildings through inappropriate scale, massing and design.
- 2 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 residential amenity of the area through inappropriate scale, form, massing, layout and design and would result in dominance and overshadowing to neighbouring residents.

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Application Ref Z/2013/1482/F

Applicant Seville Limited c/o agent **Agent** TSA Planning 29 Linenhall Street
Belfast
BT2 8AB

Location St Thomas' Hall
138a Lisburn Road
Belfast
BT9

Proposal Demolition of existing building and erection of 19 no apartments, associated amenity space and site works (Amended plans received).

- 1 The proposal is contrary to Planning Policy BH12 of Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' in that the design and form of the proposed building would detract from the character and appearance of the Conservation Area
- 2 The proposal is contrary to Planning Policy Statement 1 'General Principles' and Planning Policy Statement 7 'Quality Residential Environments' Policy QD1 in that it would, if permitted, result in overdevelopment of the site by reason of unacceptable scale, massing, form and layout which would cause unacceptable damage to the residential amenity of existing and proposed residents through poor outlook, overlooking and dominance.

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Application Ref Z/2013/1484/DCA

Applicant Seville Limited c/o agent **Agent** TSA Planning 29 Linenhall Street
Belfast
BT2 8AB

Location St Thomas' Hall
138a Lisburn Road
Belfast
BT9

Proposal Demolition of St Thomas' Hall.

The proposal is contrary to Planning Policy BH 14 of the Department's Planning Policy Statement 6: Planning Archaeology and the Built Heritage in that an adequate replacement scheme has not been provided for the site and the resultant gap site would have a detrimental impact on the character and appearance of the Conservation Area.

14

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 Conversion of 1st, 2nd and 3rd floor offices to 4 no apartments. (Amended scheme, revised drawings and parking survey received.)

- 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.

18

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 Works to listed building to facilitate the conversion of 1st, 2nd and 3rd floor offices to 4 No apartments including internal alterations, new internal wall and staircase. (Amended scheme)

- 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/2014/0586/F		
Applicant	Apex Housing c/o agent	Agent	McGirr Architects Ltd 670 Ravenhill Road Belfast BT6 0BZ
Location	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		

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Application Ref	Z/2014/0675/F		
Applicant	Excel Glass Ltd Musgrave Park Industrial Estate 32 Stockman's Way Belfast BT9 7ET	Agent	Hawthorne associates 3 The Beeches Grove Road Ballynahinch BT24 8RA
Location	Musgrave Park Industrial Estate 32 Stockman's Way Belfast BT9 7ET		
Proposal	Proposed warehouse extension for the storage of a new range of low emmissivity glass, in conjunction with additional vehicular parking, additional hardstanding area extension and approximately 60m of culverting extension to the Woodland River.		

- 1 The proposal is contrary to the Department's Planning Policy Statement 2, Planning and Nature Conservation Policy NH5 in that the development, if permitted would result in the unacceptable adverse impact on and damage to the Woodland river corridor.
- 2 The proposal is contrary to the Department's Planning Policy Statement 4, Industrial Development and Planning Policy Statement 24 Draft Economic Considerations PED 9 in that the development, if permitted would adversely impact upon features of natural heritage and not assist with the promotion of biodiversity.
- 3 The proposal is contrary to the Department's Planning Policy Statement Planning and Flood Risk FLD 1 4 in that in has not been demonstrated that there is no practicable alternative to the culverting of the Woodlands River.

21

Application Ref	Z/2014/0919/F		
Applicant	Afrim Kannabecaj 11 Rosetta Park Belfast BT6 0DJ	Agent	Doherty Architectural Services 37 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/2014/1013/F

Applicant Mr Chris Hawthorne 9 Irwin Crescent
Belfast BT4 3AQ

Agent A S Whiteman Architects BT3 Business Centre
10 Dargan Crescent
Belfast BT3 9JP

Location 178 Upper Newtownards Road
Belfast BT4 3ES

Proposal Change of use from residential to linguistic training centre

- 1 The proposal would, if permitted, have a detrimental impact on the character and appearance of the area by the introduction of a non-residential use in a residential area which could set a precedent for similar developments in the future.
- 2 The proposal is contrary to Planning Policy Statement 1, General Principles in that the use would, if permitted, harm the living conditions of the neighbouring residential properties through noise, nuisance and general disturbance resulting in a loss of residential amenity.

23

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 in 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/2014/1207/O

Applicant Garden Lodge Developments Ltd c/ **Agent** Alan Patterson Design LLP 112
o agent Craigdarragh Road
Helen's Bay
BT19 1UB

Location Lands adjacent to 392 and 394 Belmont Road
Belfast
BT4

Proposal Proposed development of 2no. detached dwellings with garages and all other associated site works

- 1 The proposal is contrary to the Department's Planning Policy Statement 1, General Principles and Policy COU6, in that the proposal through its scale, siting, and lack of extensive natural and established vegetation will have a significant adverse effect on the quality, character and features of interest in Areas of High Scenic Value.
- 2 The proposal is contrary to the Department's PPS 1, General Principles, and PPS 21 Policy CTY13 - Integration and Design of Buildings in the Countryside (criterion a, b and c), and Policy CTY14 – Rural Character (criterion a and b) in that the proposal would be unduly prominent, lacks long established natural boundaries, and will require significant use of new landscaping to provide integration. Consequently the proposal will have a detrimental impact on the rural character of this area through a suburban style of development.
- 3 The proposal is contrary to the Department's Planning Policy Statement 1, General Principles and Policy CTY15 Planning Policy Statement 21, in that the proposal would have a detrimental impact on the setting of the settlement of Belfast and would represent an extension of the urban environment into the countryside, diluting the distinction between town and country.

27

Application Ref Z/2014/1213/F

Applicant James Ferguson 6 Burmah Street **Agent**
BT7 3AN

Location 6 Burmah Street
Belfast
BT7 3AN

Proposal Dormer to front of dwelling (retrospective)

- 1 The proposal is contrary to Policy ATC 2 of the Department's Addendum to Planning Policy Statement 6: Areas of Townscape Character in that the site lies within the Ormeau ATC (BT 045) and the development would, if permitted, detract from its character, appearance and setting as it is not in sympathy with the characteristic built form of the area, its scale, form, proportions and materials and does not respect the characteristics of adjoining buildings and it would interrupt important views and the architectural unity of the terrace.

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Application Ref Z/2014/1292/F

Applicant Wee Care 6 Chichester Park South **Agent** David Mills Architect 109 Carryduff
Belfast Road
BT15 5DW Lisburn
BT27 6YL

Location 119 North Road
Belfast
BT5 5NG

Proposal Retrospective application for the demolition of the coach house/stables and greenhouse, erection of two storey building for offices and store (ancillary to adjacent day care nursery), erection of single storey covered play area and store, and change of use of the yard to outdoor play area.

29

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.

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Application Ref Z/2014/1405/F
Applicant Dr Manning and Ms Burns **Agent** Consarc Design Group The Gas Office
4 Cromac Quay
Belfast
BT7 2JD
Location Lands adjacent to 15 Osborne Park
Belfast
BT9 6JN
Proposal Change of house type to that approved under Z/2012/1162/F

1 The proposal is contrary to Policy BH12 of Planning Policy Statement 6 Planning Archaeology and the Built Heritage, the Malone Conservation Area Design Guide, and Policy QD1 of the Department's Planning Policy Statement 7 Quality Residential Environments in that the proposal would, if permitted, result in overdevelopment of the site due to its inappropriate layout and scale, failure to provide adequate private amenity space, and would result in unacceptable areas of hardsurfacing, causing harm to the character and appearance of the Malone Conservation Area.

32

Application Ref Z/2014/1483/A
Applicant McDonalds Restaurant Ltd 11-59 **Agent** Planware Ltd The Granary
High Road
East Finchley
London
N2 8AW
37 Walnut Tree lane
Sudbury
CO10 1B
Location McDonalds restaurant Ltd
Westwood Centre
Kennedy Way
Belfast
BT11 9BQ
Proposal Various site signage including 1No. gateway, 2no. directional signs and 7 freestanding signs

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Application Ref Z/2014/1485/A
Applicant McDonalds Restaurant Ltd 11-59 **Agent** Planware Ltd The Granary
High Road
East Finchley
London
N2 8AW
37 Walnut Tree Lane
Sudbury
CO10 1B
Location McDonalds Restaurant Ltd
Westwood Centre
Kennedy way
Belfast
BT11 9BQ
Proposal Erection of new pole mounted sign.

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Application Ref Z/2014/1487/F

Applicant McDonalds Reataurant Ltd 11-59 **Agent**
High Road
East Finchley
London
N2 8AW
Planware Ltd The Granary
37 Walnut Tree Lane
Sudbury
CO10 1BD

Location McDonalds Restaurant Ltd
The Westwood Centre
Kennedy Way
Belfast
BT11 9BQ

Proposal Refurbishment of restaurant and patio area including associated works to the site, reconfiguration of drive thru lane for side by side ordering installation of 2no. cod canopys, 1no pedestrian crossing & 1no. raised island

35

Application Ref Z/2014/1491/F

Applicant Oakleetrinty Housing **Agent**
McGirr Architects 670 Ravenhill
Road
Belfast
BT6 0BZ

Location 263-287 Beersbridge Road
Belfast
BT5 4RS

Proposal Construction of 10no. dwellings with associated car parking and landscaping

- 1 The proposal is contrary to the Department's PPS 1 General Principles, PPS 7 Quality Residential Environments (a) and (c), and Development Control Advice Note 8, as it would result in the unacceptable damage to the local character and context and an undesirable living environment due to an unsatisfactory site layout, and inadequate provision of private open space.

36

Application Ref Z/2014/1552/F

Applicant Mr J McNulty **Agent**
English & Drummond 5 Point Street
Larne
BT40 1HY

Location Site between 32 and 30 Knockdene Park South
Belfast
BT5 7AB

Proposal New Dwelling (resiting and change of house type from previous approval Z/2013/0604/F, with associated access, parking and amenity space (amended address and description))

- 1 The proposal is contary to the Department Planning Policy Statement 6 'Planning, Arcaheology and the Built Heritage' Policy BH12 and Planning Policy Statement 7 'Quality Residential Environments' Policy QD1 in that the proposal, if permitted, would result in overdevelopment of the site in terms of layout, form and design which would be detrimental to the character and appearance of Knockdene Conservation Area.
- 2 The proposal is contary to the Department Planning Policy Statement 6 'Planning, Arcaheology and the Built Heritage' Policy BH12 and Planning Policy Statement 7 'Quality Residential Environments' Policy QD1, in that it fails to respect the character and landscape features of the site and would, if permitted, harm the health and condition of significant trees and landscape features due to its inappropriate siting and layout.

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Application Ref	Z/2014/1558/F		
Applicant	Sandra Ardill	Agent	Dimensions Chartered Architects 1 Montgomery House 478 Castlereagh Road Belfast BT5 6BQ
Location	Apartment 3 Forest House 72 Beech Heights Wellington Square Belfast BT7 3LQ		
Proposal	Extension to apartment over existing external private balcony (new P1 application form received)		

1 The proposal is contrary to the Department's Planning Policy Statement 1 and Planning Policy Statement 7, (Addendum) Residential Extensions and Alterations Policy EXT 1 as the siting and design would not be sympathetic with the built form and appearance of the existing property and would detract from the appearance and character of the surrounding area. The proposal would also have a detrimental impact on the privacy and amenity of the neighbouring residents. The proposal, if permitted, would also set an undesirable precedent for unacceptable development.

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Application Ref	Z/2014/1579/F		
Applicant	Victoria College (c/o Colin Tenner) 2a Cranmore Park Belfast BT9 6JA	Agent	Belfast Education and Library Board 40 Academy Street Belfast
Location	Richmond Lodge Campus 85 Malone Road BT9 6SJ		
Proposal	1.2m - 3m high fencing to site perimeter boundaries to provide enhanced security.		

1 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies within the Malone Conservation Area and the development would, if permitted, detract from its setting as its form, height and materials are not in sympathy with the characteristic built form of the area and does not conform with the guidance set out in the Malone Conservation Area document.