

**Belfast Council**

**Applications for Planning Permission**

**and**

**Applications deferred from previous meetings**

**3/23/15**

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

**Council Belfast**

**Date 3/23/15**

<b>ITEM NO</b>	<b>1</b>			
<b>APPLIC NO</b>	Z/2012/1385/F	Full	<b>DATE VALID</b>	12/12/12
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Joe Drain c/o agent		<b>AGENT</b>	First Stone Architects 126 University Avenue Belfast BT7 1GZ 90309409
<b>LOCATION</b>	40-42 Newington Avenue Belfast BT15 2HP			
<b>PROPOSAL</b>	Demolition of existing premises and construction of 9no two bedroom apartments with associated works			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	2	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>2</b>			
<b>APPLIC NO</b>	Z/2014/0107/F	Full	<b>DATE VALID</b>	1/29/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	H Gillespi (properties) Ltd c/o agent		<b>AGENT</b>	AMD Architectural Design 8 Canvey Manor Drumnacanvy Portadown BT63 5LP 02838 398739
<b>LOCATION</b>	Lands between Utility Street and Eureka Drive (and to the rear of 121 Donegall Road) Belfast BT12 5JS			
<b>PROPOSAL</b>	Proposed development of 33no. apartments in 5 blocks with associated site works			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
<b>ITEM NO</b>	<b>3</b>			
<b>APPLIC NO</b>	Z/2014/0174/F	Full	<b>DATE VALID</b>	2/10/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Datura Enterprises 4th Floor 143 Royal Avenue Belfast BT1 1Fh		<b>AGENT</b>	Lyons Architects 24 Derryvolgie Avenue Belfast BT9 6FN 028 9066 6257
<b>LOCATION</b>	31 Heron Avenue (adjacent to 9 Heron Avenue) Belfast BT3 9LF			
<b>PROPOSAL</b>	Retention of car park, accommodating 56 no car spaces			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
<b>1</b>	The proposed development is contrary to policy AMP 7 10 of Planning Policy Statement 3 (PPS 3) in that a robust analysis has not been provided by the applicant to satisfactorily demonstrate an identified need for this car park.			

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

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<b>ITEM NO</b>	<b>4</b>			
<b>APPLIC NO</b>	Z/2014/0217/F	Full	<b>DATE VALID</b>	2/18/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Helm Housing Association c/o agent		<b>AGENT</b>	Turley associates Hamilton House 3 Joy Street Belfast BT2 8LE 028 9072 3900
<b>LOCATION</b>	156-160 Ravenhill Road Belfast BT6 8EE			
<b>PROPOSAL</b>	Erection of 9no apartments, landscaping and ancillary development			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>5</b>			
<b>APPLIC NO</b>	Z/2014/0293/F	Full	<b>DATE VALID</b>	2/28/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Oaklee Homes Ltd c/o agent		<b>AGENT</b>	TSA Planning 29 Linenhall Street Belfast BT2 8AB 028 9043 4333
<b>LOCATION</b>	3-7 Brookhill Avenue Belfast			
<b>PROPOSAL</b>	Demolition of existing supported housing scheme (for 20no residents) with retention of front facade to No. 3 Brookhill Avenue and provision of new specialist supported housing scheme (for 22no residents) including on-site staff accommodation, landscaping and associated site works.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	4	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>6</b>			
<b>APPLIC NO</b>	Z/2014/0700/F	Full	<b>DATE VALID</b>	5/27/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Apex Housing Association c/o agent		<b>AGENT</b>	TODD Architects and Planners 2nd Floor Titanic House Queens Road Belfast BT3 9DT 028 9024 5587
<b>LOCATION</b>	Former Corpus Christi College (AKA St Peter's School) Brittons Parade Belfast BT12 6FF			
<b>PROPOSAL</b>	Construction of 16no three bedroom houses, 43no two bedroom houses, 8no one bedroom apartments. (69 residential units in total) Works to include new access arrangements from Brittons Parade, boundary treatments and ancillary site works			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>7</b>			
<b>APPLIC NO</b>	Z/2014/1302/F	Full	<b>DATE VALID</b>	9/30/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Scoil An Droichid (Primary School) 20 Cooke Street Ormeau Road Belfast BT7 2EP		<b>AGENT</b>	Belfast Education and Library Board 40 Academy Street Belfast BT1 2NQ 9056 4000
<b>LOCATION</b>	Site of 'Scoil An Droichid' No.22 Cooke Street Belfast and 'An Droichead' No. 20 Cook Street Belfast BT7 2EP			
<b>PROPOSAL</b>	New entrance for the school and adjacent An Droichead Community Centre with associated parking for the community centre, relocation of school carparking to front of site and relocation of school playground (Amended address)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>8</b>			
<b>APPLIC NO</b>	Z/2014/1304/F	Full	<b>DATE VALID</b>	10/1/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	L Campbell c/o agent		<b>AGENT</b>	Robert Gilmour Architects 64 Haypark Avenue Belfast BT7 3FE 07795595434
<b>LOCATION</b>	100 University Street Belfast BT7 1HE			
<b>PROPOSAL</b>	Change of use from offices to 5no self contained apartments, retaining the existing primary structure and building envelope			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>9</b>			
<b>APPLIC NO</b>	Z/2014/1325/F	Full	<b>DATE VALID</b>	10/6/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Mr M Tully 63 Balmoral Avenue Malone Upper Belfast BT9 6NY		<b>AGENT</b>	Paul Anderson Chartered Architect Ltd 34 Woodfield Newtownabbey BT37 0ZJ 07736 176003
<b>LOCATION</b>	63 Balmoral Avenue Belfast BT9 6NY			
<b>PROPOSAL</b>	Retrospective application for new fence and pillars to boundaries			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 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 character and appearance as it is not in sympathy with the characteristic built form of the area and its scale and materials do not respect the characteristics of the conservation area nor do they not conform with the guidance set out in the Malone Conservation Area document.



**DEPARTMENT OF ENVIRONMENT**  
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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>10</b>			
<b>APPLIC NO</b>	Z/2014/1397/F	Full	<b>DATE VALID</b>	10/16/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mervyn Wishart 25 Orpen Park Belfast BT10 0BN		<b>AGENT</b>	Designer Home Plans 1 Victoria Court Ballymartin Newry BT34 4YH 028 4176 3371
<b>LOCATION</b>	Faith House 25 Orpen Park Belfast BT10 0BN			
<b>PROPOSAL</b>	Single storey rear extension to nursing home to provide 4 bedrooms (69 in total)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	11		
<b>APPLIC NO</b>	Z/2014/1399/F	Full	<b>DATE VALID</b> 10/15/14
<b>DOE OPINION</b>	<b>REFUSAL</b>		
<b>APPLICANT</b>	Musgrave Marketplace	<b>AGENT</b>	Matrix Planning Consultancy LLP 29 Old Belfast Road Newtownards Co Down BT23 4SG 028 9182 8375

**LOCATION** 1-15 Dargan Crescent  
Belfast  
BT3 9HJ

**PROPOSAL** Application under Article 28 of the Planning (NI) Order 1991 for the variation of Condition 2 of planning permission Z/1995/2185 (Condition 2: The use hereby approved is for wholesale warehouse only) to read; The use hereby approved is for a wholesale warehouse with unrestricted access to the general public

<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	1	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to Planning Policy Statement 1 'General Principles' in that, if permitted, would result in a condition that is not relevant to the development as approved, resulting in a change of use that is outside the scope of the planning approval to which it relates and beyond the provisions of Article 28 of the Planning (NI) Order 1991 (as amended).

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

<b>ITEM NO</b>	<b>12</b>			
<b>APPLIC NO</b>	Z/2014/1488/F	Full	<b>DATE VALID</b>	11/5/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mr Brown 31 Cranmore Park Belfast BT9 6JF		<b>AGENT</b>	Insideout Architects 15 Grays Hill Bangor BT20 3BB 9147 8835
<b>LOCATION</b>	31 Cranmore Park Belfast BT9 6JF			
<b>PROPOSAL</b>	Two storey rear extension.			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	
	1	0	0	
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

**DEPARTMENT OF ENVIRONMENT**  
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**APPLICATIONS FOR PLANNING PERMISSION**

<b>ITEM NO</b>	<b>13</b>			
<b>APPLIC NO</b>	Z/2014/1518/F	Full	<b>DATE VALID</b>	11/11/14
<b>DOE OPINION</b>	<b>REFUSAL</b>			
<b>APPLICANT</b>	Hardev Sirpal 1st Floor 362 Woodstock Road Ballymacarret Belfast BT6 9DQ		<b>AGENT</b>	
				NA
<b>LOCATION</b>	Ground floor 362 Woodstock Road Ballymacarret Belfast BT6 9DQ			
<b>PROPOSAL</b>	Change of use for ground floor retail unit to become hot food takeaway			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	0	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

- 1 The proposal is contrary to PPS 1 'General Principles', Development Control Advice Note 4 'Restaurants, Cafes and Fast Food Outlets' in that the use would, if permitted, harm the living conditions of the neighbouring residential properties through noise, nuisance, odour and general disturbance resulting in a loss of residential amenity.
- 2 The proposal is contrary to AMP 7 of PPS 3 (Car Parking and Servicing Arrangements) in that the applicant has failed to demonstrate an acceptable arrangement for safely accommodating the parking of vehicles that would be attracted to the site.

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

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<b>ITEM NO</b>	<b>14</b>			
<b>APPLIC NO</b>	Z/2014/1633/F	Full	<b>DATE VALID</b>	12/2/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mr. T Clarke 53 Andersontown Road Belfast BT11 9AG		<b>AGENT</b>	Tony McCoe 3 Thirtmere Gardens Belfast BT15 5EF 075 1501 4420
<b>LOCATION</b>	53 Andersontown Road Belfast BT11 9AG			
<b>PROPOSAL</b>	change of use from dwelling to office use (retrospective)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	
	1	0	0	
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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<b>ITEM NO</b>	<b>15</b>			
<b>APPLIC NO</b>	Z/2014/1685/F	Full	<b>DATE VALID</b>	12/9/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	FR Ventures Ltd		<b>AGENT</b>	TSA Planning 29 Linenhall Street Belfast BT2 9AB 028 9043 4333
<b>LOCATION</b>	184 Upper Newtownards Road Belfast BT4 3ES			
<b>PROPOSAL</b>	Change of use to house of multiple occupation (HMO)			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	
	87	0	0	
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0

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

<b>ITEM NO</b>	<b>16</b>			
<b>APPLIC NO</b>	Z/2014/1720/F	Full	<b>DATE VALID</b>	12/16/14
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	Mr A Johnston		<b>AGENT</b>	Concepts 19 The Knockans Broughshane Ballymena BT43 7LQ 075 2304 1068
<b>LOCATION</b>	6 Cutters Lane Malone Lower Belfast BT9 5JG			
<b>PROPOSAL</b>	Retrospective change of use from dwelling to HMO			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	14	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
<b>ITEM NO</b>	<b>17</b>			
<b>APPLIC NO</b>	Z/2015/0070/F	Full	<b>DATE VALID</b>	1/27/15
<b>DOE OPINION</b>	<b>APPROVAL</b>			
<b>APPLICANT</b>	T McEwan c/o agent		<b>AGENT</b>	Robert Bryson 18 Gransha Park Belfast BT11 8AU 028 9060 0419
<b>LOCATION</b>	15 Finaghy Park Central Belfast BT10			
<b>PROPOSAL</b>	2 storey rear extension and side gable windows			
<b>REPRESENTATIONS</b>	<b>OBJ Letters</b>	<b>SUP Letters</b>	<b>OBJ Petitions</b>	<b>SUP Petitions</b>
	1	0	0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0
			<b>Addresses</b>	<b>Signatures</b>
			0	0